

MARVELL HOUSE

PLYMOUTH



INVESTMENT HIGHLIGHTS

- New and complete high specification development.
- Price range from £67,500 to £77,500.
- 8% Net returns for 3 years.
- Net Returns are guaranteed and held in Escrow.
- Immediate monthly income.
- Hands off investment with peace of mind investment returns.
- Management & letting agents appointed.



KEY FEATURES

- Short walking distance to universities and city centre.
- Larger than average, self-contained studios.
- Modern en-suite.
- Fully furnished with double bed and built in storage.
- Bespoke kitchen with modern appliances.
- High Speed broadband connectivity and signal boosters.
- Large secure central courtyard with seating and cycle storage.
- Laundry room.



THE STUDENT MARKET IN PLYMOUTH

The City of Plymouth hosts three major Higher Education Institutes which include Plymouth University, the University of St Mark and St John, and Plymouth College of Art. With around 30,000 students in Plymouth, the City has a high rate of graduate employment and has recently invested more than £150 million in its estate and facilities to enhance the student experience.

Plymouth University is the largest Higher Education Institute in the City and makes the most significant contribution to Plymouth's student population. It has a thriving international community of 3,000 students from over 100 countries which creates high-demand for purpose-built student accommodation in and around the City.

Students come to Plymouth for the exciting cultural activities, fun nightlife and the excellent education. Just a few steps away from campus is one of the largest shopping centres in the South West, Drake's Circus. In addition to this is the Theatre Royal Plymouth, four cinemas and a range of exciting nightclubs.



INVEST IN PLYMOUTH & THE SOUTH-WEST

Known as 'Britain's Ocean City', few cities can rival Plymouth's rich seafaring heritage, its vibrant culture and stunning waterfront. One of the UK's favourite coastal cities, Plymouth is thriving with culture, historical significance and natural surroundings. Set in the picturesque county of Devon, it is becoming an increasingly popular place to live, study and work. This in turn makes the port city an attractive prospect to property investors.

Plymouth benefits from a diversified tourism sector that feeds off the city's waterfront area. Attractions, shopping and sightseeing opportunities are all key drivers in the rising city, which welcomes an impressive five million visitors each year and shares a tourism spend of £316m.

The South-West has been a very strong area for property investment over the past couple of years and has a four-year forecast of nearly 30% growth (almost 8% per annum). Plymouth came in at number 1 from the 'Property Reporter' as receiving the highest yields in the country for student investment.



WHY INVEST IN STUDENT ACCOMMODATION?

The UK student property market has grown significantly in recent years, with the number of students coming to study in the UK increasing each year. Rising student numbers is driving the demand for purpose-built student accommodation in an undersupplied market, which has created a number of opportunities for investors.

UK student property investment has become one of the leading assets with investors, due to high yields and low entry prices. Property specialists Savills have reported that £4.3 billion has been invested into purpose-built student accommodation in recent years, with institutions investing in a total of 51,150 units across popular student locations.

Moving away from the traditional HMO's (Houses of Multiple Occupants), developers are building high-specification private halls, with students willing to pay a premium to reside in them, therefore creating the perfect investment opportunity for investors.



WHAT PEOPLE SAY ABOUT STUDENT INVESTMENTS AND INVESTMENTS IN PLYMOUTH

**The
Guardian**

"Some of the world's richest people and sovereign wealth funds are turning their attention to student housing, with the increasingly luxurious and expensive purpose-built accommodation becoming regarded as a must-have part of their investment portfolio."

PlymouthLive

"Maybe it is no wonder there are so many new student flats being built in Plymouth – the city has been revealed as the most profitable place to invest in purpose build accommodation for university types. New data from specialist online buy-to-let agency yieldit has named Plymouth as the top location for landlords looking to invest in purpose-built student flats anywhere in the UK."

**^{NEWS}
Herald**

"And then there is the student market. Plymouth sits alongside Manchester, Nottingham, Sheffield, Glasgow, and Cardiff - all university strongholds with large numbers of student looking for affordable accommodation."

UNIVERSITY OF PLYMOUTH STUDENTS ON WHATUNI SAY



"It's been great, I've learned so much and have developed greatly as a person and academically. Everybody has been so friendly and helpful whilst being professional."

"My overall experience at University of Plymouth has been fantastic. I am so glad that I took the course that I did. I would recommend coming to Uni to anyone who wants to work for it,"

"My uni experience has been pretty amazing, I have fallen for the city and the unit. Made friends that I never would have before now, and I'm actually dreading leaving"

"I have loved every second of my experience at Plymouth so far. I came here through clearing, after failing to meet my chosen offers, and knew right from that phone call that this place was for me. Not only is University of Plymouth situated in a stunning location, with a modern, ever-improving, ever-improving campus, it also makes sure your needs are catered for. Lecturers are always experts in their field, who teach alongside continuing their own research into exciting, ever-expanding fields. This gives you the confidence that what you are learning is up to date."

MAPS

- Plymouth College of Arts - 0.4 miles | 9 min walk
- Drake Circus Shopping - 0.7 miles | 14 min walk
- Plymouth University - 0.7 miles | 14 min walk
- National Marine Aquarium - 0.9 miles | 19 min walk
- Plymouth Station - 1.0 mile | 20 min walk
- Theatre Royal - 1.0 mile | 20 min walk



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