

An upcoming investment opportunity from **Riverside Capital** - UK Student Housing Portfolio



Student housing has been a fast-emerging sector in the UK property market in recent years, which we have been watching closely. Over time, Riverside has come to identify a clear gap in the student housing market.

Their **new investment opportunity** seeks to take advantage of this gap. By transforming poorly managed student houses into desirable, good quality student homes backed by a professional service, they aim to generate higher income and create a portfolio with strong capital growth potential.

They are constructing a portfolio of approximately 30 student houses which will be actively asset managed and refurbished to achieve a top quality, well-equipped fit that will command significantly higher rents than standard student houses.

These houses will provide students a far higher standard of living than the typical student houses available, which are usually in poor states of repair and badly managed by absent landlords. They will meet the high standards of new, Purpose Built Student Accommodation (PBSA), but also provide what purpose built blocks can't; a well-managed, safe environment with great communal spaces that they can share exclusively with friends.

This high yielding investment in strategic locations can deliver a growing income - in addition to strong capital growth potential - through the creation of a portfolio of scale, which will appeal to institutional investors at exit.

Key highlights of the opportunity are as follows:

- *Approximately 30 student houses in 3 strategic locations: Liverpool, Newcastle and Cardiff*
- *Strong demand in each location, with top universities driving high student populations*
- *Income producing at purchase, each house will have a gross yield on completion of at least 7%*
- *Properties will be actively asset managed and refurbished to achieve a target 20% increase in rents in the immediate term*
- *Target Internal Rate of Return of 10% - 20% (GBP)*
- *Exit date: December 2022*

Equity investment will be available from **£25,000**, with a closing date for investment on **14th December 2018**.



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