



Investment Opportunity

Residential Care Home - Last 4 Units available

FROM £74,999.00 - 8 - 10% Net Returns Per Annum



BTH

PROPERTIES

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Green Street,
Wrexham LL13

Specifications

Near a sleepy village called Holt.

Directions : From Wrexham look for the A534 to Nantwich known as the Holt road. After leaving Wrexham you will pass the Wrexham Golf Course follow this road for 3-½ mile and you will reach the left turn to Holt village. On entering the village you will pass Bellis Brothers garden centre. Continue along the main road passed the village square with the War memorial, and on reaching the Peal O Bells pub on the right hand side with the church directly behind it. The village Green will be on your left hand side and Manor Park directly behind it.

- Recession - proof / Ethical Investment
 - No maintenance & ground rent
 - Assessed care is inevitably required
 - Room variants depending on investment levels (£64,999 and up)
- High Demand for beds / locations. Expected to exceed 40,000 by 2020.
 - Specialised fit-for-purpose buildings & equipment
- Qualified & experienced management teams with skilled & trained workforce
- Multi-faceted specialist service offerings (residential, nursing, dementia & mental health and learning disability)
 - Fully assessed and bespoke care packages designed for Dementia.

Investment Details

Sum Invested	Year 1 Returns	Year 2 & 3 Returns	Year 4 & 5 Returns	3 Years Buy-Back	5 Years Buy-Back	9 Years Buy-Back	15 Years Buy-Back	20 Years Buy-Back
£75,000.00	8%	9%	10%	£81,750.00	£86,250.00	£92,250.00	£97,300.00	£105,000.00
£100,000.00	9%	9.5%	10%	£109,000.00	£115,000.00	£123,000.00	£130,000.00	£140,000.00
£125,000.00	9.5%	10%	10%	£136,250.00	£143,750.00	£153,000.00	£162,000.00	£175,000.00
£150,000.00	10%	10%	10%	£163,500.00	£172,500.00	£184,500.00	£195,000.00	£210,000.00

Key Benefits of the Investment

- Own a physical asset in the UK
- Assured yield of 8-10 % per annum paid Quarterly
 - Buy Backs successfully executed
 - 250 year title deed
 - Buy to Let hands off opportunity
- Registered ownership with the land registry
- Investment in the Healthcare sector in the United Kingdom.
 - Fully managed turn key investment
- Over 2 years paid returns track record, approaching 3rd year
 - Ethical Investment
- Returns funded by UK Health Authority (Government Body)
 - Running Homes & Occupied Rooms
- Specialist occupied Care rooms focusing on; Dementia, Mental Health, 1-2-1 Care
 - Recession Proof and Brexit proof ethical investment
 - Up to 3% Capital appreciation Per Year
- GUARANTEED Buy Back Options years 3,5,9,15,20

Price List

Unit Number	Sq M	Price
2	14	£74,999.00
16	13	£74,999.00
28	13	£74,999.00
27 (Ensuite)	12	£79,999.00



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