



Fabrizio Craver 
Invest With Knowledge - Create Financial Freedom



WE TEACH YOU HOW TO INVEST IN
UK PROPERTIES

**With Low Initial Capital
And Without Traveling There**

A photograph of a Gothic-style building facade, likely a church or university hall, featuring two tall, slender spires and a central entrance. The word "CAMBRIDGE" is overlaid in large, white, bold, sans-serif capital letters. Two horizontal orange lines are positioned above and below the text. The background shows a clear blue sky and a green lawn in the foreground.

CAMBRIDGE



Cambridge

Cambridge is a university city and the county town of Cambridgeshire, on the River Cam approximately 50 miles north of London. The University of Cambridge, founded in 1209, is one of the top five universities in the world, and Cambridge is also at the heart of the high-technology “Silicon Fen” with strengths in industries like software and bioscience.



ECONOMY, EMPLOYMENT AND REGENERATION

Cambridge is already well connected, being close by the A14 and M11 and just 50 minutes from London by Thameslink train, but it will be even better connected in future, which is bound to help boost the property market: Within the next decade, Cambridge should have a new railway line, the East-West Rail project, connecting it to Oxford and Milton Keynes. A new motorway-standard road, the Oxford-Cambridge Expressway, will also connect Cambridge to the M1 and Oxford. Cambridge property investors should also consider the Government's proposals for the CaMKOx Arc. This is a plan to develop the 'brain belt' area between Cambridge, Milton Keynes and Oxford with several new towns, commercial developments and a million new homes with up to 1.9 million more people living in the area by 2050.

AMENITIES



Hospitals

x 2 Cambridge University Hospitals NHS and a teaching hospital at Addenbrooke's on the Cambridge Biomedical Campus.



Shopping

includes Grand Arcade, Lion Yard and the Grafton Centre.



Universities

x 2 University of Cambridge, Anglia Ruskin University.



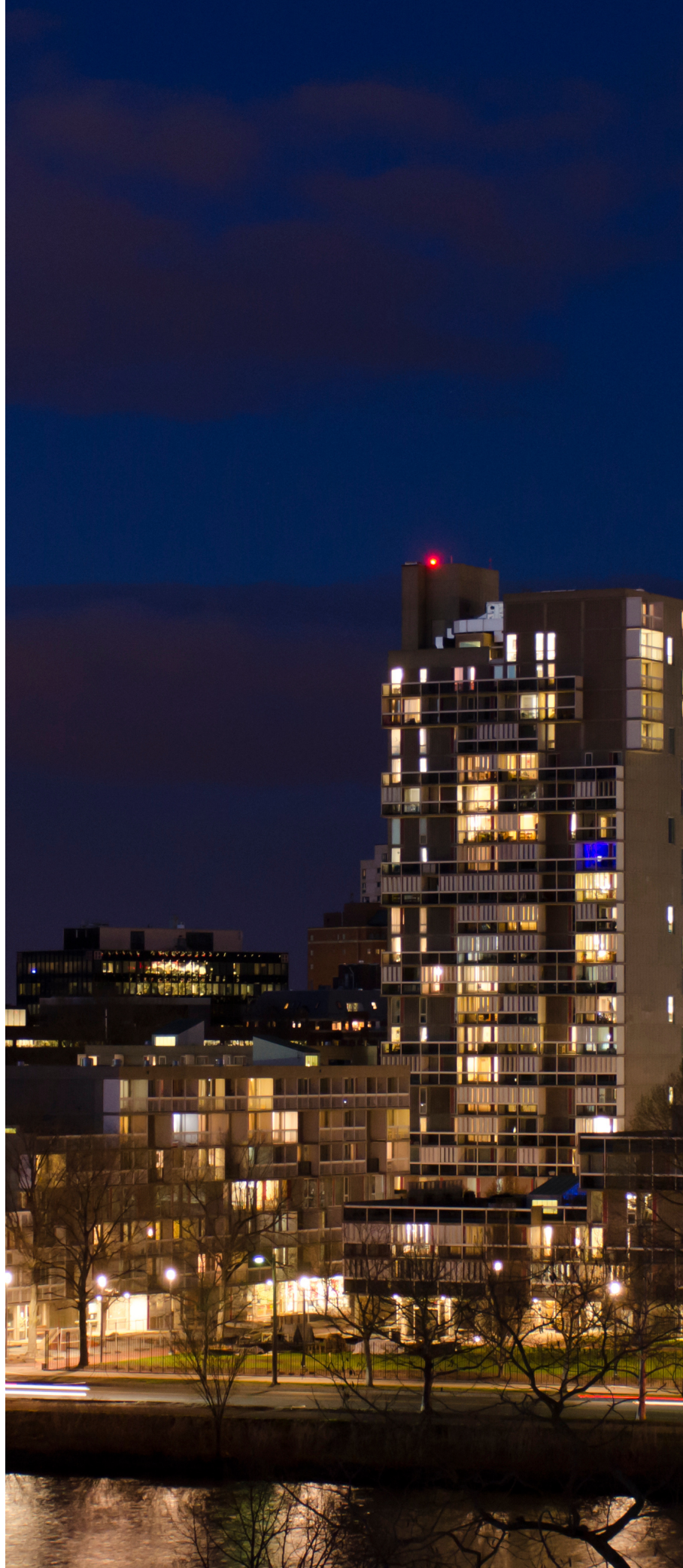
Schools

include a number of successful state, academies and independents such as The Perse School and The Leys School.



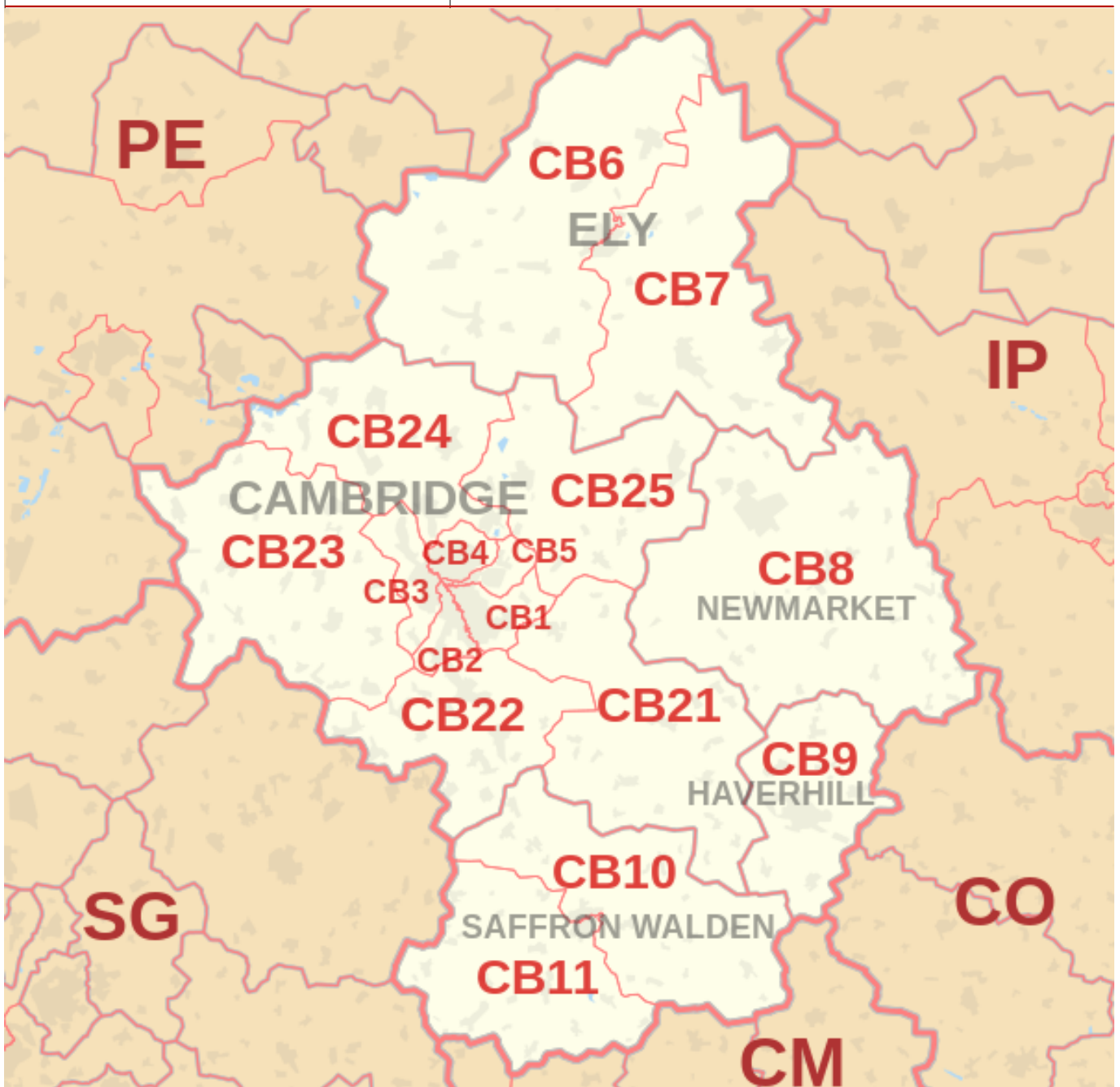
HOUSING OVERVIEW

Investors considering investing in Cambridge need to know how important the Cambridge science parks are to the city and its economy. Cambridge's science parks have been responsible for bringing huge global companies to the city. The investment property market in Cambridge is diverse and busy. Long-let investment property can typically be filled with high-quality local tenants in a city where the higher education level is twice the national average, while the large student population ensures demand for student lets. With significant tourism, short/holiday let property should also be considered as an option.





CAMBRIDGE POSTCODE MAP



CAMBRIDGE POSTCODE PERFORMANCE

AREA	SALES		RENTAL	GROWTH
POSTCODE	AVERAGE PRICE	PRICE £ / SQFT	AVERAGE YIELD	PAST 5 YEARS
CB1	455,196	520	3.3%	14%
CB2	494,113	475	3.7%	-3%
CB3	555,880	558	3.3%	-3%
CB4	397,843	481	3.6%	16%
CB5	447,457	451	3.7%	11%
CB6	323,259	289	3.2%	23%
CB7	311,856	300	3.6%	25%
CB8	329,661	289	3.8%	17%
CB9	296,020	275	3.4%	23%
CB10	493,733	370	2.8%	17%
CB11	496,265	388	2.6%	17%
CB21	497,735	358	*	23%
CB22	491,477	395	3.3%	7%
CB23	437,792	322	*	20%
CB24	406,436	343	*	12%
CB25	397,491	339	*	5%

* Insufficient data

Latest update: December 2021

Source: PropertyData.co.uk



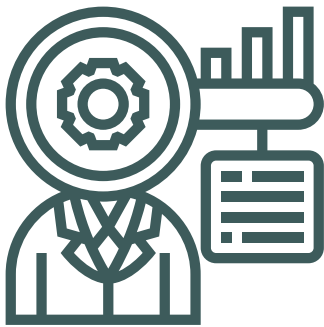


8 REASONS **Why to invest** **in UK Properties**

1

RENTAL PRICE GROWTH 2.3% PER YEAR AVERAGE

Supply and demand pushes the rents up every single year, that guarantees a regular and stable income for the investors.



UK TRANSPARENCY

Every information is available online, the legal system is clear and easy to understand, among the most reliable in the world.

2

3

LOW TAXATION

Our UK Tax Consultant will organise your property business, allowing you to minimise taxes legally.



4

FINANCIAL FREEDOM

The regular income from the rent will allow you to finally be free and UK Property Investment will give you the financial stability you always dreamed.



RETIRE EARLY LEAVE A LEGACY

With a minimum investment, you will build a portfolio of properties that will guarantee you an early retirement with a comfortable life, allowing you to leave a legacy to your kids.

5

6

PROPERTY INVESTMENT WILL ALWAYS BE SAFE

"People will always need a roof over their head"
Property will always be a robust investment class, particularly for investors looking long term.



7

197% HOUSE PRICE GROWTH IN 20 YEARS

The average house price in UK in 2000 was £ 84,000 and in 2020 was £ 250,00. The massive growth is predicted to continue due to the lack of supply and the continuously increasing demand.



WITH US IS EASY

8

GET EDUCATED
BROWSE YOUR NEXT PROPERTY WITH EASE
USE OUR UK POWER TEAM
ONGOING SUPPORT AN GUIDANCE
GROW YOUR PORTFOLIO AND
ENJOY YOUR LIFE



We Teach You How To Invest In UK Properties



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PROPERTY INVESTMENT SECRETS

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