



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 panoramic view of Edinburgh, Scotland, featuring a classical monument in the foreground and the city skyline in the background. The monument is a circular structure with columns and a pediment, situated on a hillside. The city below is densely packed with buildings, including a prominent church spire. The sky is clear and blue. Two horizontal yellow lines are positioned above and below the main text.

EDINBURGH

STEWART

NOVEMBER 22, 1753

DECEMBER 11, 1824



EDINBURGH

Recognised as the capital of Scotland since at least the 15th century, Edinburgh is home to the Scottish Parliament and the seat of the monarchy in Scotland. It has long been a centre of education, particularly in the fields of medicine, Scots law, literature, the sciences and engineering. It is the largest financial centre in the UK after London, and the seventh most populous in the UK with a population of around 460,000.



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ECONOMY, EMPLOYMENT AND REGENERATION

Edinburgh's population has rocketed by 13 per cent in the last decade. Despite the rising population, the city has a higher percentage of the working age population in employment than any other major UK city, at almost 78 per cent. Plans for the future include a £2.5 billion housebuilding programme and greater emphasis on public transport through interlinked transport, planning and zerocarbon strategies. The heart of the Scottish capital is vibrant and cosmopolitan. Holyrood Palace, the official residence of the Queen in Scotland, and Edinburgh Castle are among the historical highlights in the city centre. But the city has a serious side too. It is a major financial hub, with firms including the banking group RBS calling it home. It is renowned for its educational facilities, from top private and state schools to a number of universities, including Scotland's most ancient university.

AMENITIES



Hospitals

x 2 including the Royal Infirmary of Edinburgh and Western General Hospital.



Shopping

includes House of Fraser Jenners Edinburgh and other local shops.



Universities

x 3 University of Edinburgh, Heriot-Watt University and Edinburgh Napier University.



Schools

include a number of successful state, academies and independents.



HOUSING OVERVIEW

Edinburgh's housing market is a magnet for a range of buyers, including families, first-time buyers, businessmen, downsizers, buy-to-let investors and Londoners looking to get more bang for their buck. Investment property in Edinburgh may well take the form of period properties, of which there are many in the Old Town and the Georgian New Town, built in the 18th century, which together now form a UNESCO World Heritage Site. Being a student town, there are considerable investment property opportunities in student property. As the UK's second most popular tourist destination after London, attracting over one million overseas visitors each year, holiday/short let investment property is a stronger contender, with extremely strong returns available during the weeks of the Fringe festival, the world's largest annual international arts festival.





EDINBURGH POSTCODE MAP



EDINBURGH POSTCODE PERFORMANCE

AREA	SALES		RENTAL	GROWTH
POSTCODE	AVERAGE PRICE	PRICE £ / SQFT	AVERAGE YIELD	PAST 5 YEARS
EH1	346,256	-	3.7%	22%
EH2	380,643	-	4.2%	24%
EH3	409,735	378	3.5%	25%
EH4	297,785	347	3.9%	24%
EH5	206,860	-	4.8%	24%
EH6	233,159	295	4.3%	24%
EH7	234,111	333	4.6%	25%
EH8	229,034	-	5.2%	24%
EH9	381,245	-	3.8%	27%
EH10	376,658	-	3.7%	24%
EH11	198,194	313	5.3%	26%
EH12	337,810	319	3.3%	23%
EH13	228,458	-	-	25%
EH14	251,594	-	4%	26%
EH15	272,264	-	-	25%
EH16	214,744	-	5.2%	23%
EH17	320,129	-	-	24%
EH19	173,465	-	-	24%
EH20	221,272	-	-	24%
EH21	203,684	-	-	24%

* Insufficient data

Latest update: March 2021
Source: PropertyData.co.uk



EDINBURGH POSTCODE PERFORMANCE

AREA	SALES		RENTAL	GROWTH
POSTCODE	AVERAGE PRICE	PRICE £ / SQFT	AVERAGE YIELD	PAST 5 YEARS
EH22	253,079	-	-	24%
EH23	196,956	-	-	24%
EH25	317,019	-	-	24%
EH26	243,810	-	-	24%
EH30	241,875	-	-	24%
EH32	275,969	-	-	24%
EH39	399,450	-	-	24%
EH41	253,631	-	-	24%
EH42	193,730	-	-	24%
EH45	229,244	-	-	24%
EH46	375,571	-	-	24%
EH47	139,009	-	-	27%
EH48	151,673	-	4.9%	24%
EH49	243,242	-	3.2%	24%
EH51	144,291	-	-	24%
EH52	184,127	-	-	24%
EH53	281,322	-	-	24%
EH54	216,731	-	-	26%
EH55	252,216	-	-	24%

* Insufficient data

Latest update: March 2021
Source: PropertyData.co.uk



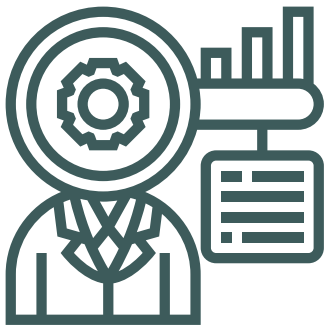


8 REASONS **Why to invest** **in UK Properties**

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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