



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 nighttime photograph of the Glasgow Arch Bridge, a cable-stayed bridge with a prominent purple arch. The bridge spans across a body of water, with its lights reflecting on the surface. In the background, the Glasgow Science Centre is visible, featuring a large, illuminated, blue, curved structure. The word "GLASGOW" is overlaid in large, white, bold, sans-serif capital letters in the center of the image. Two horizontal yellow lines are positioned above and below the text. The sky is a dark, deep blue.

GLASGOW



GLASGOW

The largest of Scotland's cities, and currently one of the fastest growing in the UK, Glasgow is a city full of vibrancy where the traditional meets the dynamic. With an abundance of attractions on offer, from historic buildings and museums to cultural offerings in the form of theatre, ballet and opera, it is a city with a growing appeal – thanks in part to its warm, well-humoured Glaswegian folk!



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ECONOMY, EMPLOYMENT AND REGENERATION

The Glaswegian economy stood at an estimated £237bn, including revenue incurred through oil, of which it can thank Glasgow for 12%. Projections show that it will grow faster during 2019, out-doing Edinburgh, thanks to increased investment activity from the likes of Barclays. Manufacturing was the core sector for employment in Glasgow during 2018 – shipbuilding, although in decline, is still a major source of income – yet with the global economy slowing down, it is tipped to be overtaken by second-placed construction during 2019. Information and communication follow the two as key areas for employment in the city. Glasgow has undergone extensive regeneration over the years, some claiming it as one of the best examples of its kind globally. Work done around the waterfront on the Clyde River completely transformed its centre into a place where residents were happy to work and dwell. Development doesn't appear to be slowing down, with current projects underway including the transformation of the popular thoroughfare, Sauchiehall Street, and the £250m regeneration of Sighthill to include housing, a school and shared community facilities. location.

AMENITIES



Hospitals

several including the Queen Elizabeth University Hospital.



Shopping

is in abundance thanks to Princes Square, St Enoch Centre and Buchanan Galleries, plus many independent stores.



Universities

3 plus more in close proximity.



Schools

include a number of successful state, academies and independents.



HOUSING OVERVIEW

With almost half of Glasgow's population classed as single, and a fast-decreasing birth rate (at almost twice the rate for the rest of Scotland), single occupancy dwelling is in strong demand. 2-bed terrace rentals are stronger again, accounting for almost half of the long-term rentals on offer. Tourists visiting Glasgow also make this a prime opportunity for short-term holiday rentals. Property value here is increasing at the fastest rate nationally aside to Liverpool, with Glasgow properties up 7.2% and climbing. Student lets pose a good investment with 4-bed properties offering a yield up to 6.49%.





GLASGOW POSTCODE MAP



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GLASGOW POSTCODE PERFORMANCE

AREA	SALES		RENTAL	GROWTH
POSTCODE	AVERAGE PRICE	PRICE £ / SQFT	AVERAGE YIELD	PAST 5 YEARS
G1	162,068		6.2%	24%
G2	152,526		7.3%	24%
G3	249,291	360	4.4%	23%
G4	181,812		5.6%	23%
G5	149,654		6.3%	24%
G11	185,804		5.4%	23%
G12	264,845	247	4.7%	24%
G13	135,440		5.8%	23%
G14	108,311		-	24%
G20	158,442		5.6%	22%
G21	82,150		-	23%
G22	85,647		-	-
G31	131,750		6.2%	26%
G32	97,853		7.1%	23%
G33	164,227		4.2%	24%
G40	122,260		5.9%	24%
G41	176,971		4.7%	24%
G42	131,327		6%	26%
G43	167,960		-	24%
G44	144,964		5.6%	23%
G46	264,124		-	24%
G51	119,683		6.1%	25%

* Insufficient data

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



GLASGOW POSTCODE PERFORMANCE

AREA	SALES		RENTAL	GROWTH
POSTCODE	AVERAGE PRICE	PRICE £ / SQFT	AVERAGE YIELD	PAST 5 YEARS
G52	94,395	-	-	24%
G53	182,944	-	-	24%
G61	283,687	-	-	24%
G62	267,692	-	-	24%
G63	299,207	-	-	24%
G64	205,757	-	-	24%
G65	93,138	-	-	24%
G66	202,059	-	-	24%
G67	87,738	-	5.9%	24%
G69	159,858	-	-	24%
G71	213,253	222	3.6%	24%
G72	159,832	178	4.2%	22%
G73	122,721	-	5.5%	22%
G74	133,030	-	4.2%	24%
G75	135,449	-	4.7%	24%
G76	229,488	-	-	24%
G77	276,548	-	-	23%
G78	141,706	-	-	24%
G81	99,438	-	-	23%
G82	118,309	-	-	23%
G83	114,474	-	-	24%
G84	193,963	-	3.6%	23%

* 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



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