



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 Sheffield city skyline. In the foreground, a green lawn and a curved path are visible. Behind them, a large, long building with a series of gabled roofs, likely a railway station, is illuminated from within. The middle ground is filled with various city buildings, some with lights on. A tall, modern skyscraper stands out on the right side. The sky is dark with some clouds, and the overall scene is lit by city lights.

SHEFFIELD



SHEFFIELD

Sheffield is a city in South Yorkshire, lying just above England's epicenter and within the beautiful Pennine region. Aside a thriving city centre, much of the region is rural. It has a reputation the world over for steel production – cutlery, specifically – thanks to its inventing the stainless variety during the early 1900s. In recent years, it has become much more than a manufacturing city, now something of a centre for sport in the north thanks to EIS and Ponds Forge both housing Olympic-sized facilities. A great place for tourists and students alike, and with a population growing faster than in other cities, Sheffield has property investor potential written all over it.



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ECONOMY, EMPLOYMENT AND REGENERATION

The Sheffield economy is currently worth over £13bn. A city once reliant on steel and coal alone has since moved on, incurring revenue not only through manufacturing but also diversifying into more modern service-based fields, IT and sport. Key sectors for employment include retail and human health, both accounting for over 100, 00 workers a piece. Manufacturing is still a primary employer thanks to steel, as well as the Boeing plant which opened in 2018.

HSBC, Aviva and HP have national IT hubs in Sheffield, with other big brand employers including the likes of Royal Mail and Parcelforce. In the past decade, the city centre has undergone mass regeneration, with plans to further develop existing space into new parks and squares, cycle routes, residential and office buildings, plus continued development of the Castlegate area.

AMENITIES



Hospitals

6 including a dental and children's hospital.



Shopping

includes Meadowhall shopping centre plus many independent stores.



Universities

Sheffield University and Sheffield Hallam.



Schools

include a number of successful state, academies and independents.



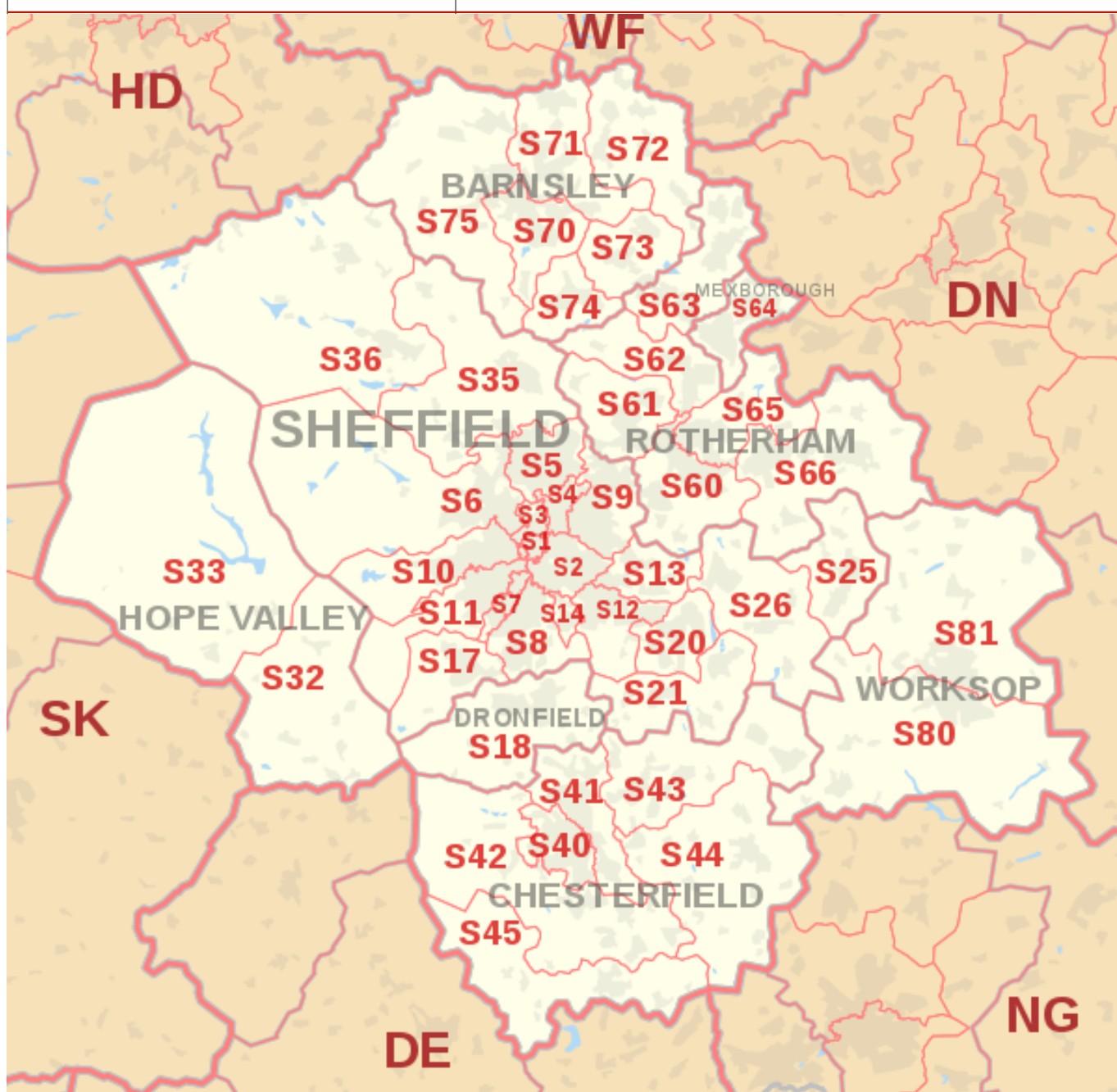
HOUSING OVERVIEW

The total property value of Sheffield now exceeds £55bn, placing it 10th in the country. House prices have climbed 25% in the past ten-year period. Low rates of home ownership make Sheffield a private landlord's paradise. Terraces and semis are in abundance and a popular choice for tenants. There's also a bulging student population – close to 30,000 – thanks to the universities being preferred over others within the UK





SHEFFIELD POSTCODE MAP



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SHEFFIELD POSTCODE PERFORMANCE

AREA	SALES		RENTAL	GROWTH
POSTCODE	AVERAGE PRICE	PRICE £ / SQFT	AVERAGE YIELD	PAST 5 YEARS
S1	120,033	216	5.5%	4%
S2	140,039	169	4.6%	19%
S3	117,382	241	6.2%	26%
S4	102,710	107	*	32%
S5	122,398	135	5.9%	29%
S6	188,057	198	4.6%	31%
S7	282,317	256	2.6%	31%
S8	217,447	226	3.7%	30%
S9	127,817	137	*	28%
S10	289,737	284	3.8%	22%
S11	301,293	269	2.8%	25%
S12	161,294	175	5.2%	22%
S13	159,857	167	5.4%	28%
S14	114,995	111	*	36%
S17	387,927	297	*	33%
S18	288,352	251	*	23%
S20	196,458	212	*	26%
S21	181,620	188	*	22%
S25	210,399	167	*	26%
S26	205,162	190	*	25%
S32	460,000	326	*	23%
S33	354,521	280	*	29%
S35	219,163	209	3.8%	27%

* Insufficient data

Latest update: December 2021

Source: PropertyData.co.uk



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SHEFFIELD POSTCODE PERFORMANCE

AREA	SALES		RENTAL	GROWTH
POSTCODE	AVERAGE PRICE	PRICE £ / SQFT	AVERAGE YIELD	PAST 5 YEARS
S36	218,126	195	3.4%	28%
S40	202,664	216	3.5%	30%
S41	189,982	192	3.9%	32%
S42	238,848	224	3.7%	31%
S43	188,194	193	4.2%	25%
S44	201,526	167	4.0%	30%
S45	212,774	191	*	47%
S60	189,777	188	3.7%	12%
S61	136,173	141	*	19%
S62	123,558	134	*	25%
S63	132,987	135	4.8%	15%
S64	130,255	144	4.9%	17%
S65	138,417	128	4.5%	36%
S66	190,359	180	4.2%	17%
S70	134,464	128	5.0%	29%
S71	150,818	151	4.4%	20%
S72	160,234	138	4.3%	28%
S73	137,965	142	4.7%	26%
S74	139,522	140	*	22%
S75	203,787	186	3.8%	34%
S80	147,176	148	4.1%	43%
S81	220,634	199	3.8%	34%

* Insufficient data

Latest update: December 2021

Source: [PropertyData.co.uk](https://www.propertydata.co.uk)



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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 AND GUIDANCE
GROW YOUR PORTFOLIO AND
ENJOY YOUR LIFE



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