



**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 York, England, featuring the Minster in the background and a stone wall with an archway in the foreground. The scene is set on a grassy slope with a flower bed. The word 'YORK' is overlaid in large white letters, flanked by two horizontal orange lines.

# YORK



# YORK

York is a highly sought-after historic city and is considered one of the best places to live in the UK. It boasts a rich cultural heritage, magnificent architecture, historic attractions, shopping and a lively restaurant and bar scene. York Minster, one of the greatest Gothic cathedrals in the world, sits at the heart of the city. York is famed for York Racecourse. It has hosted many races as well as Royal Ascot at York in 2005 and The Ladbrokes St Leger in 2006. On a more practical level, the city boasts excellent road and rail connections, with trains reaching London in less than two hours and Edinburgh in around two and a half hours. York is surrounded by some of the country's most beautiful national parks and coastline, including North York Moors and the Yorkshire Dales.



## ECONOMY, EMPLOYMENT AND REGENERATION

York is an economic centre worth £5.2bn to the UK economy, with 9000 businesses and 110,000 people employed across the city. The economy of York is dominated by services. The University of York and National Health Service are major employers, whilst tourism has become an important element of the local economy and accounts for 10% of employment. A major city centre regeneration scheme has been given the go-ahead after years of being stalled by private developer plans. City of York Council will instead take over the development of the Castle Gateway area – meaning the project can be car-free and low carbon. The Castle Gateway scheme includes plans to build 106 apartments and shops in Piccadilly, a new pedestrian and cycle bridge over the River Foss, a park on land behind the Castle Museum and close the Castle Car Park – replacing the parking spaces with a multi-storey to be built at St George's Field.

## AMENITIES



### Hospitals

x1 York Hospital.



### Shopping

includes The Coppergate Centre and McArthurGlen's York Designer Outlet.



### Universities

1 University of York.



### Schools

include a number of successful state, academies and independents.



## HOUSING OVERVIEW

The University of York ensures a strong market for student let investment property, and attractive long-let investment property is likely to have to problem attracting good tenants. Tourism has become an important element of the local economy, and holiday lets should be a serious consideration for property investors.





# YORK POSTCODE MAP



We Teach You How To Invest In UK Properties

# YORK POSTCODE PERFORMANCE

AREA	SALES		RENTAL	GROWTH
POSTCODE	AVERAGE PRICE	PRICE £ / SQFT	AVERAGE YIELD	PAST 5 YEARS
YO1	351,256	383	3.4%	-1%
YO7	276,176	232	3.3%	22%
YO8	222,451	219	3.3%	20%
YO10	286,415	286	9.2%	17%
YO11	157,112	166	4.0%	18%
YO12	176,751	159	3.8%	25%
YO13	349,397	220	*	36%
YO14	223,660	196	*	27%
YO15	180,522	153	*	36%
YO16	171,387	172	*	24%
YO17	250,923	241	3.7%	12%
YO18	313,333	235	*	14%
YO19	392,979	275	*	26%
YO21	288,588	218	*	27%

\* Insufficient data

Latest update: December 2021

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



# YORK POSTCODE PERFORMANCE

AREA	SALES		RENTAL	GROWTH
POSTCODE	AVERAGE PRICE	PRICE £ / SQFT	AVERAGE YIELD	PAST 5 YEARS
YO22	316,937	227		30%
YO23	356,545	326	3.6%	14%
YO24	278,974	270	3.7%	34%
YO25	231,884	187		27%
YO26	321,367	276	3.5%	35%
YO30	304,165	281	4.4%	25%
YO31	282,247	279	9.1%	28%
YO32	331,398	296		23%
YO41	320,515	261		28%
YO42	285,809	241		33%
YO43	243,440	201		25%
YO51	345,848	267		9%
YO60	369,945	268		40%
YO61	362,309	267		37%
YO62	344,488	257		4%

\* Insufficient data

Latest update: December 2021  
Source: [PropertyData.co.uk](https://PropertyData.co.uk)





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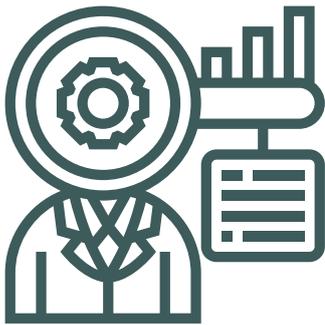
# **8 REASONS** **Why to invest** **in UK Properties**

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# 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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[www.FabrizioCravero.com](http://www.FabrizioCravero.com)

# PROPERTY INVESTMENT SECRETS

Your Complete UK Property Investment Solution



Achieve The Level Of Financial Freedom You Desire

Build A Portfolio Of UK Properties Retire Early With Peace Of Mind

