



**LET'S BUILD**  
**Portfolios**

**OFF MARKET AND EXCLUSIVE!**

Please keep in mind that we are an off-market agency, which means that our clients privacy is paramount. To ensure that our deals remain exclusive, we have purposely omitted specific details from this brochure. Further information can be provided to qualified potential buyers.

**Nottingham PBSA For Sale**

# Let's Grow Your Portfolio

## Nottingham PBSA Opportunity

- Freehold For Sale Nottingham PBSA
- 41 bed student accommodation
- Sale Price £5,100,000 including fees
- 7.2 % Gross Yield
- Gross income generating £361,000
- Located close to both Nottingham University and Nottingham Trent University
- The asset is to be sold by way of a company sale in a SPV
- More info upon request, including income breakdown

# The Numbers

We are extremely proud to present you with this excellent opportunity, to acquire a purpose built student apartment block, completely off market!

41 Studio Apartments

Projected gross rent for year 2022/23 £397,000

<b>Purchase Price (incl fees)</b>	<b>£5,100,000</b>
<b>Gross Rental Income per Annum</b>	<b>£361,000</b>
<b>Gross Yield</b>	<b>7.2%</b>
<b>Acquisition Costs (Financed)</b>	<b>£1,275,000</b>
<b>Net Annual income</b>	<b>£259,000</b>

**\*\* Disclaimer - Figures are estimates taken from our due diligence. While every effort is made to provide reliable information, supported by comparable and other evidence, no description, information or values, whether written or verbal, may be relied upon as a statement or representation of fact. Lets Build Limited accept no liability for the contents of this email or any attachment. We advise all of our clients seek financial advice and insist clients conduct their own due diligence prior to commitment. \*\***



# About

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- Dojo House, being only 41 units, is an incredibly boutique scheme and one that has already started to form a reputation with incoming university students.



# Info

Dojo House is a beautifully designed, purpose-built student house split over 41 studios with large communal spaces and gym right in the heart of Nottingham's student area. These premium studio apartments provide an exceptional standard of living, with the well-being of the students at the heart of everything

The building is a beautifully designed, purpose-built student house, spread over 4 floors, right in the heart of Nottingham's student area. Situated in Lenton, these studios are perfectly placed for University of Nottingham students with the Jubilee Campus just a short walk away. Close by are great transport links into the city centre

This student accommodation has had a 3 year capital growth of 29% and is an aspirational space for students, now and in the future

- BREEAM Excellent certified building
- 100% electrical development with solar panels
- 10 year building warranty



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**THIS DOCUMENT IS JUST A GLIMPSE OF WHAT'S ON OFFER. FURTHER INFORMATION CAN BE PROVIDED UPON RECEIPT OF A SIGNED NDA. PLEASE CONTACT THE DETAILS BELOW**

Lets build fees - 2% of Acquisition cost + vat

**Contact Christopher Gaskin**

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