

# Aspire Group

**35 ALBERT RD MIDDLESBOROUGH**

**01ST NOV 2023**

**19.00PM**

Building  
Foundations,  
Changing Lives



# THE ASPIRE VISION

*"A presence in every major UK town and city by 2030"*



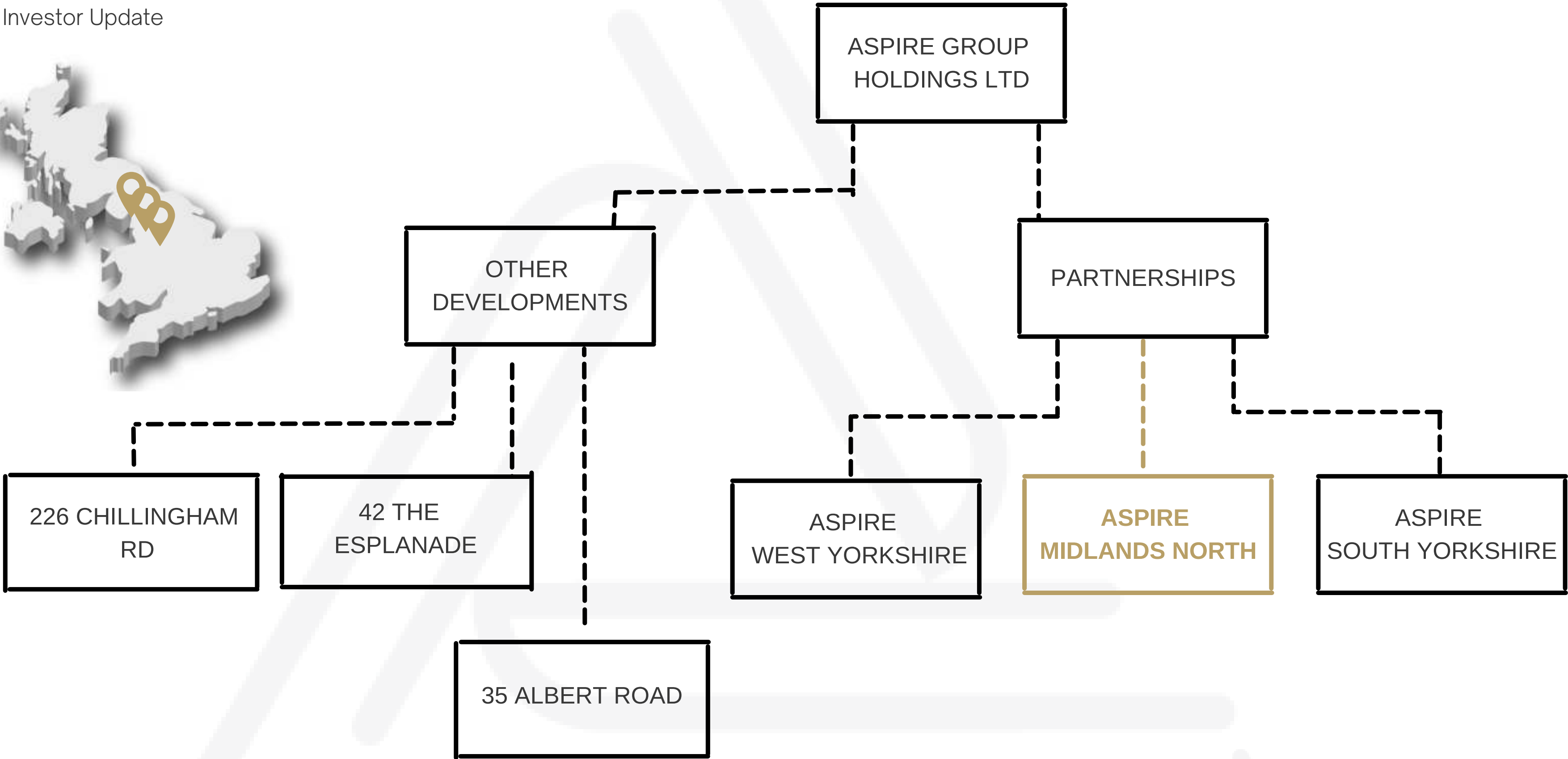
# ASPIRE PROJECTS & GOALS BEYOND

£100m PORTFOLIO

NATIONAL CO-LIVING BRAND

INVEST IN OTHER BUSINESS







# PERFORMANCE

WHAT GETS MEASURED GETS MANAGED



## UNITS CREATED

**274** units  
of accommodation  
created

## GDV

**£16.1m GDV** (Gross  
Development  
Value) on  
completed projects  
to date

## ISO 9001

An **ISO 9001**  
audited and  
certified business

## TENANTS SERVED

**1000+** tenants  
housed in our  
developments

## MULTI AWARD WINNING

Winner of multiple  
**"Best in North  
East"** Awards

# ASPIRE IN NUMBERS

## GDC

**£11.2m GDC** (Gross  
Development Cost)  
on completed  
projects to date

## PROJECTS COMPLETED

**51 Projects** 42x  
HMOs, 40 x BTLs

## GRR

**£1.32m GRR** on  
completed projects  
to date

## OCCUPANCY

**99.2%** occupancy  
for the year of 2022

## PAPERLESS

**A 100%** paperless  
business



# CURRENT

## PROJECT UPDATE



# 226 CHILLINGHAM ROAD

## Phase 1 Complete

6 x Apartments Let & Tenanted

2 Commercial Tenants in legals

1 Commercial Tenant Trading

Market Leading Rents Achieved

Title Split & Refinance 31st March 2024



CHILLINGHAM RD  
NEWCASTLE

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CHILLINGHAM RD  
NEWCASTLE





CHILLINGHAM RD  
NEWCASTLE





CHILLINGHAM RD  
NEWCASTLE





CHILLINGHAM RD  
NEWCASTLE





# 42 THE ESPLANDE SCARBOROUGH

ACQUIRED FEB 2023

PLANNING DECISION 03rd Nov 2023

19 APARTMENT APARTHOTEL







THE ESPLANADE  
SCARBOROUGH

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**THE ESPLANADE**  
SCARBOROUGH

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# ASPIRE WEST YORKSHIRE

## 11 CARLTON STREET HALIFAX

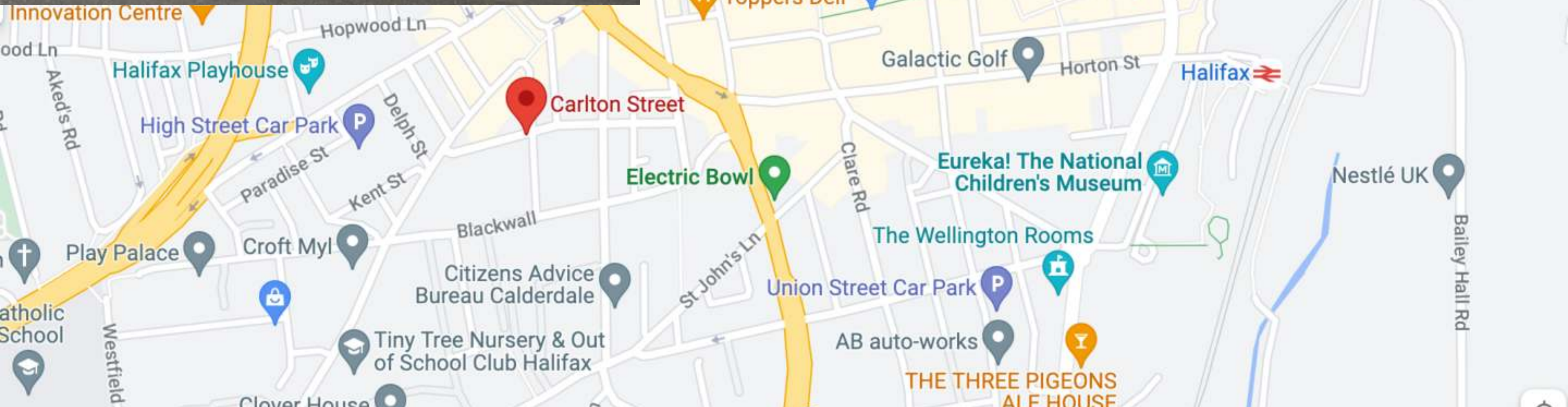
PARTNERSHIP PROPERTY

8 BEDROOM PROFESSIONAL HMO

PLANNING EXPECTED 17th Nov

TARGET COMPLETION & LET DATE Q4 2023














# OUR NEXT PROJECT



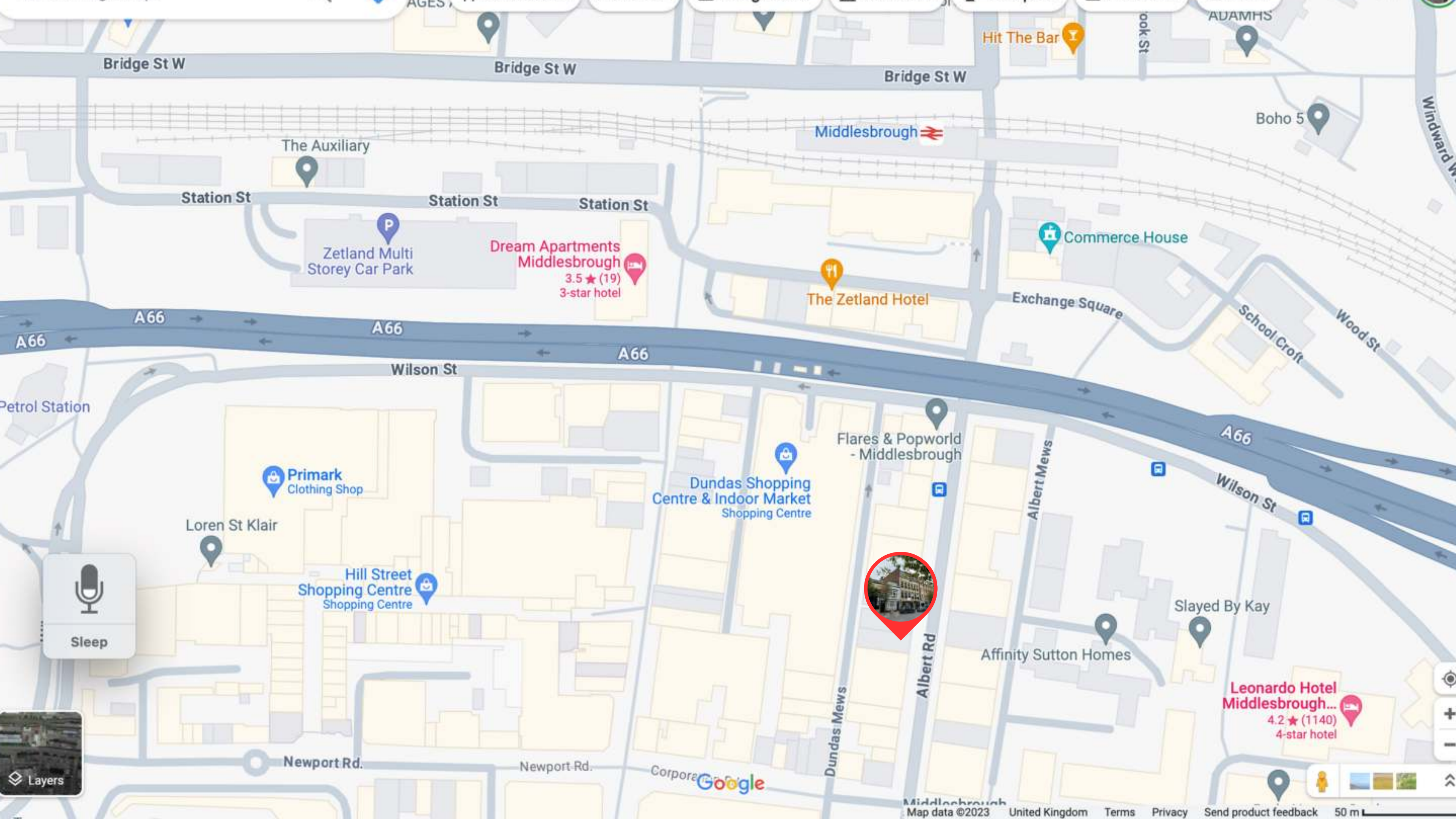
# ASPIRE GROUP

## 35 ALBERT RD

## MIDDLESBOROUGH

27 BEDROOM STUDENT HMO





Bridge St W

Bridge St W

Bridge St W

Station St

Station St

Station St

Middlesbrough

The Auxiliary

Zetland Multi Storey Car Park

Dream Apartments Middlesbrough  
3.5 ★ (19)  
3-star hotel

The Zetland Hotel

Commerce House

Exchange Square

School Croft

Wood St

A66

A66

A66

Wilson St

A66

Wilson St

Petrol Station

Primark  
Clothing Shop

Loren St Klair

Hill Street Shopping Centre

Dundas Shopping Centre & Indoor Market Shopping Centre

Flares & Popworld - Middlesbrough

Albert Rd

Affinity Sutton Homes

Slayed By Kay

Leonardo Hotel Middlesbrough...  
4.2 ★ (1140)  
4-star hotel

Newport Rd.

Newport Rd.

Google



CLUB

Matthew  
Wilkinson  
Solicitors

ALBERT<sup>NORTH</sup>  
HERE FOR  
FOOD & DRINK

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www.guyfords.co.uk

131 33



















# THE PROCESS, STRATEGY & EXIT

- 1) Acquire Building in December 2023
- 2) Conversion to a 27 Bed HMO for students
- 3) External project management team to start pre start imminently
- 4) Commence development end of January 2024
- 5) Market off plan to prospective tenants starting end of Q1
- 6) 8 Month build programme, building complete for September 2024 intake

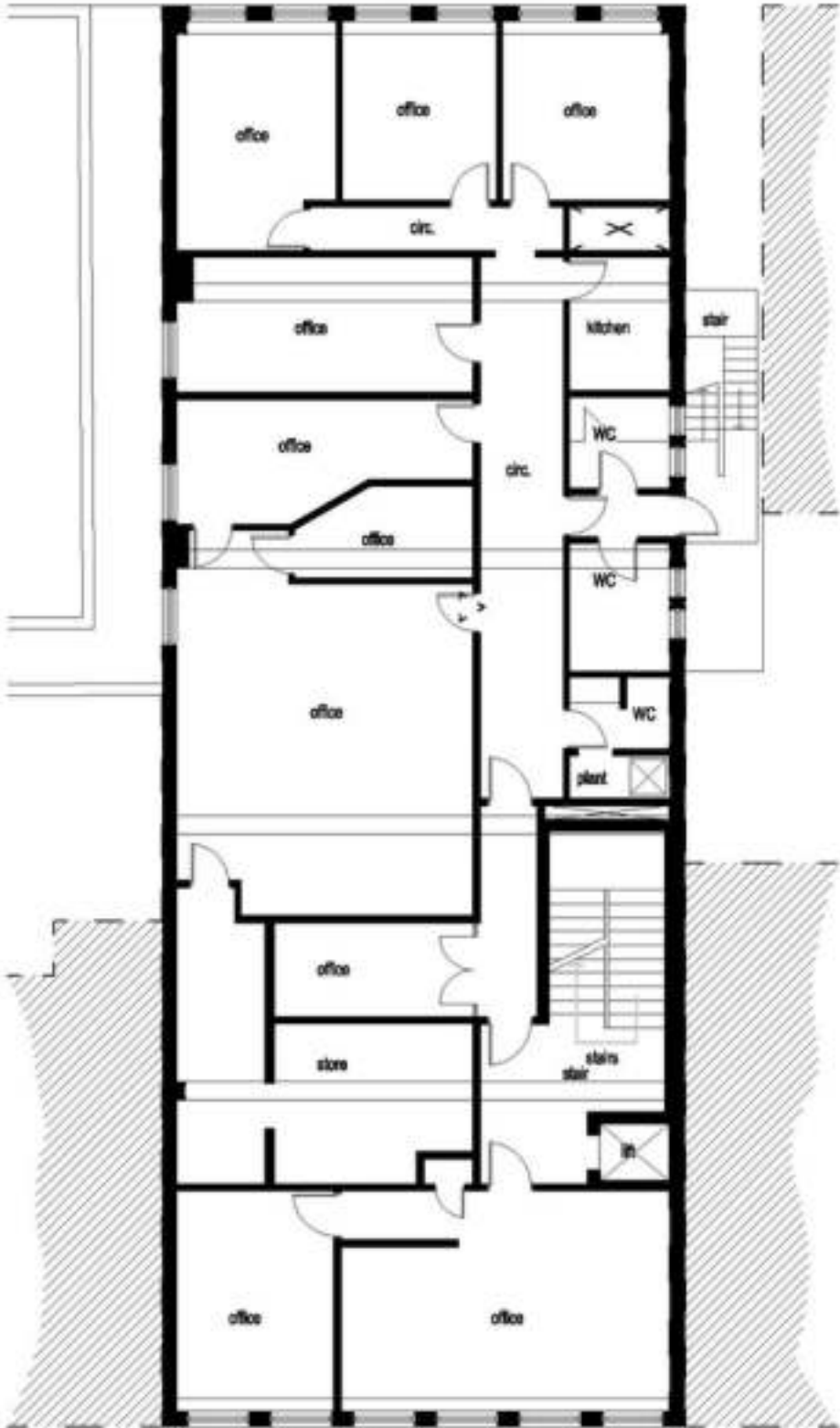
- EXIT**
- **Option A:** Refinance with a term lender on 75% LTV mortgage, repay investors
  - **Option B:** Refinance with private investor equity 75% LTV, repay original investors & hold
  - **Option C:** Sell development as an ongoing concern to an investor, repay investors & benefit from equity growth



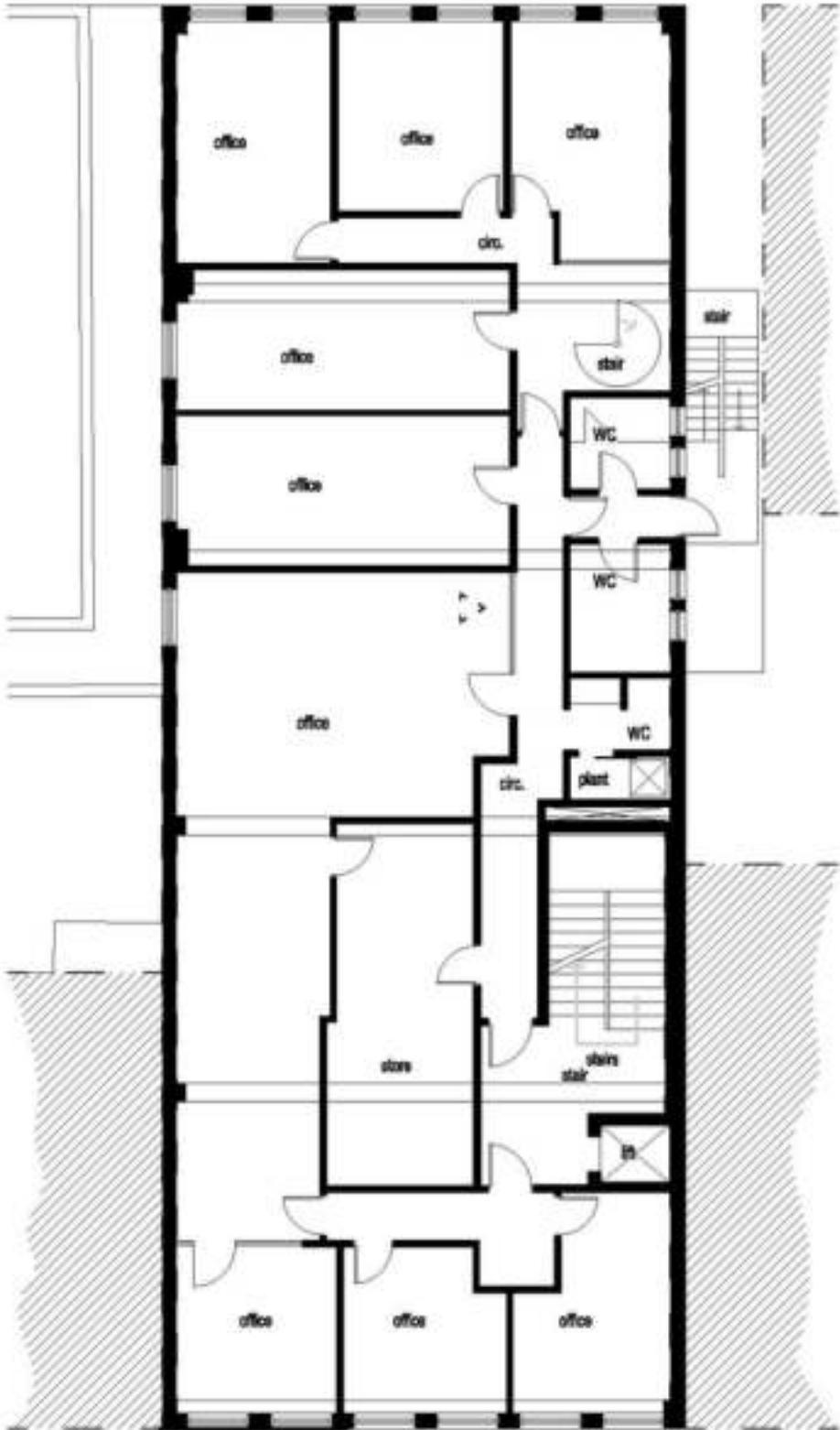
# EXISTING LAYOUT



EXISTING GROUND FLOOR PLAN  
Scale 1:100



EXISTING FIRST FLOOR PLAN  
Scale 1:100



EXISTING SECOND FLOOR PLAN  
Scale 1:100



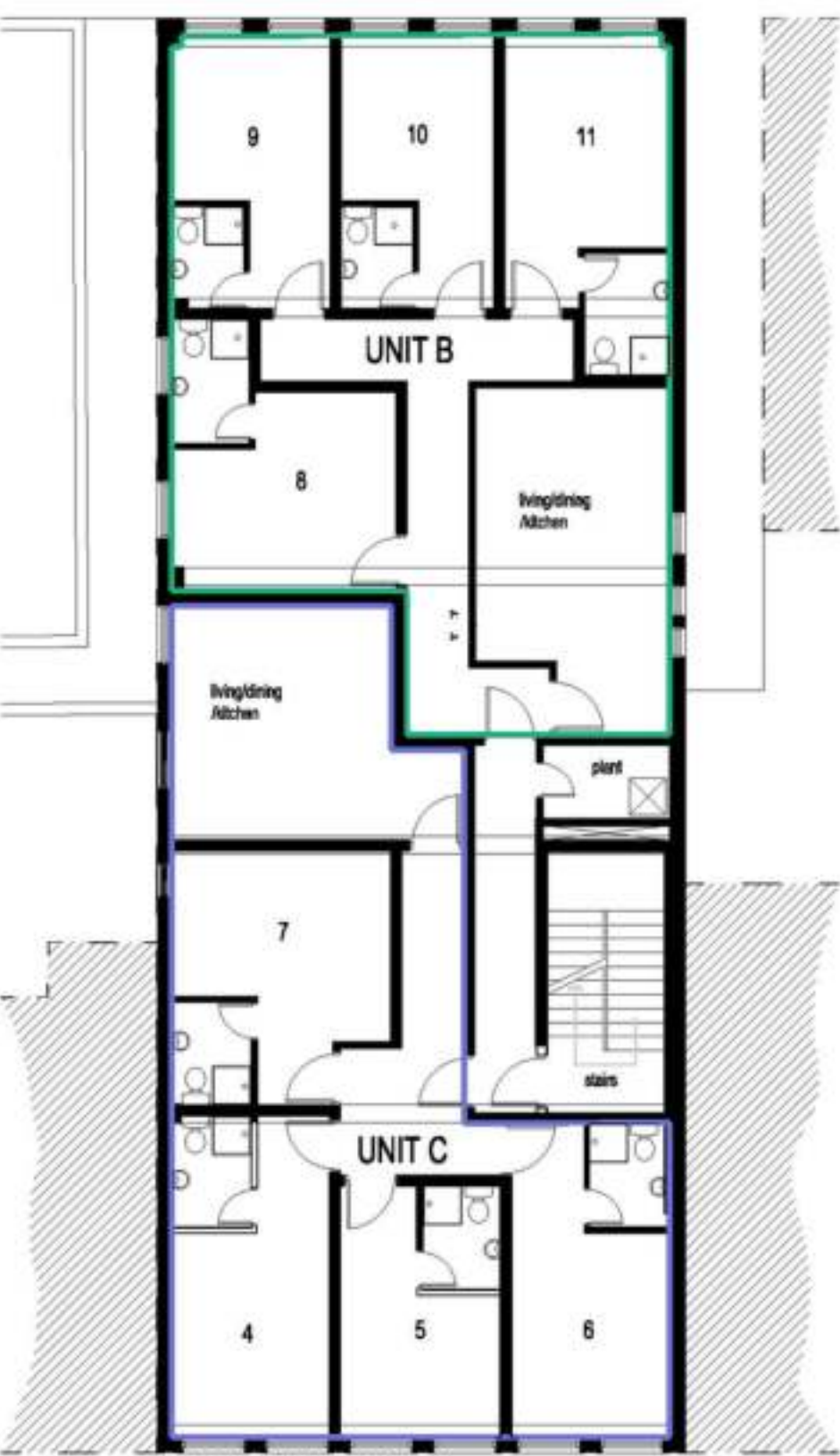
EXISTING THIRD FLOOR PLAN  
Scale 1:100



# PROPOSED LAYOUT



PROPOSED GROUND FLOOR PLAN  
Scale 1:100



PROPOSED FIRST FLOOR PLAN  
Scale 1:100



PROPOSED SECOND FLOOR PLAN  
Scale 1:100



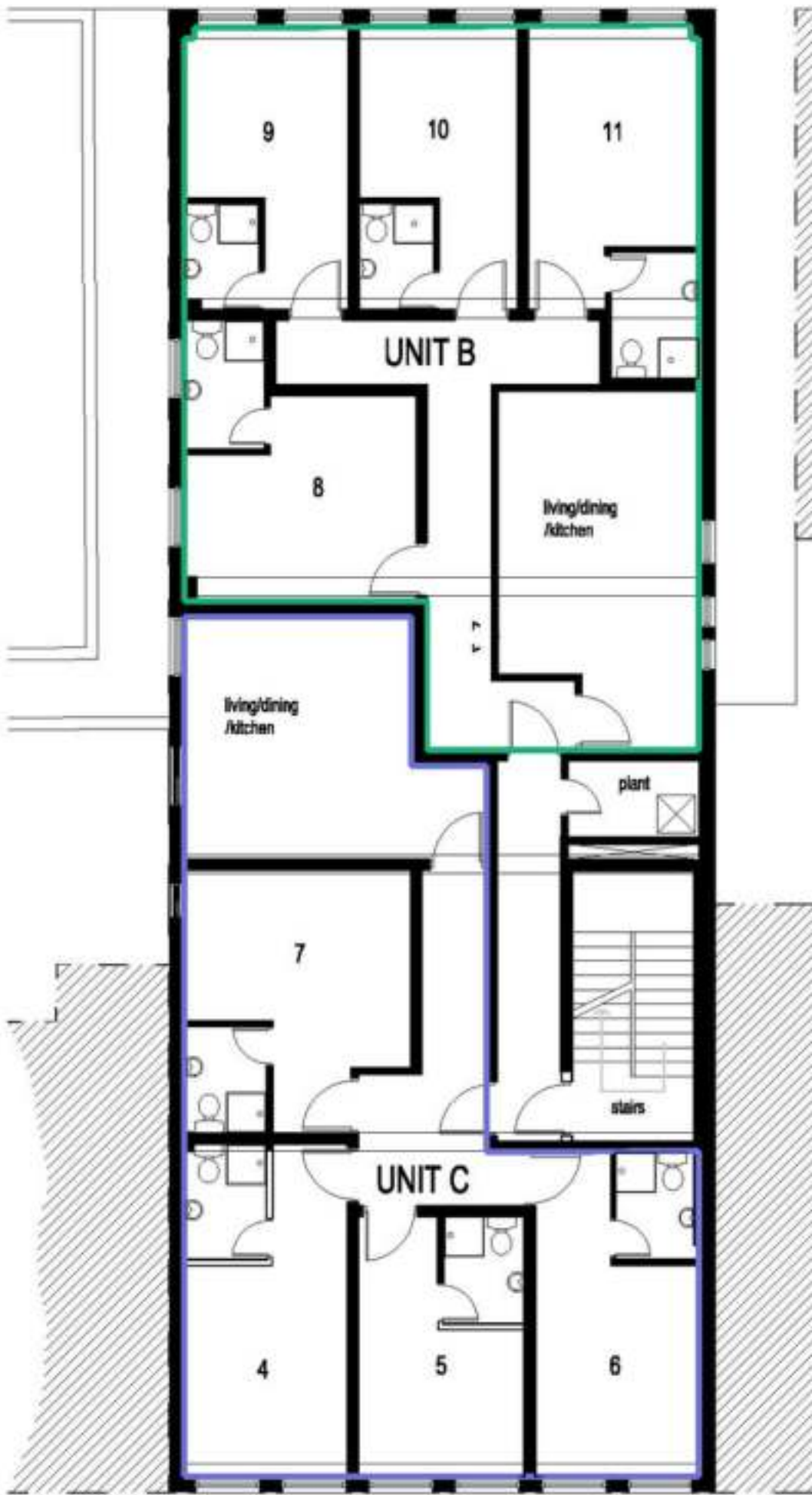
PROPOSED THIRD FLOOR PLAN  
Scale 1:100



PROPOSED LAYOUT



PROPOSED GROUND FLOOR PLAN  
Scale 1:100



PROPOSED FIRST FLOOR PLAN  
Scale 1:100



# TYPICAL INTERIOR FINISH





# TYPICAL INTERIOR FINISH





# INVESTMENT SUMMARY

Investment Summary	
Funding Required	Secured Loan
Phase 1 Loan Required (Dec 2023)	£500,000
Phase 2 Loan Required (Jan 2024)	£300,000
Phase 3 Loan Required (May 2024)	£300,000
Total Borrowing £	£1,100,000
Investor Security	First Legal Charge on the Property
Loan Duration (Up to)	15-19 months
Worst Case LTV % (Based on Low GDV)	71%
*Annual Interest Rate Return	10.0%
Miniumum Investment	£50,000
Current Valuation	£550,000
GDV Completed Valuation	£1,600,000
*( Simple) Interest Paid at the end of the Project	
Initial Purchase Funded 100% by Investors	
Security Controlled by Empowered Trustees Ltd	
Independent Monioring Surveyor to control the release of Development Funding	



# PROJECT FINANCIALS

Key Financials			
	Costs	GDV ( Low)	GDV (High)
	£'m	£'m	£'m
*GDV (Value when complete)		£1.56	£1.70
Purchase Cost	£0.50		
Build Cost (Inc Fees & 10% Contingency)	£0.60		
Funding Costs	£0.15		
Total Costs		£1.25	£1.25
Net Profit		£0.31	£0.45
*GDV= Gross Development Value			



# MILESTONE DATES

KEY DATES				
Ref	Activity	Date		£
1	Phase 1 Acquisition Fund Raise (Incl £75k Fees + softstrip)	08-Dec-23		£500,000
2	Complete Purchase	15-Dec-23		
3	Appoint Project Team	15-Dec-23		
4	Tender Process Commences	15-Dec-23		
5	Phase 2 Fund Raise (Development)	31-Jan-24		£300,000
6	Build Commencement	31-Jan-24		
7	Tender Process Completes	29-Feb-24		
8	Market off plan to prospective tenants starting end of Q1	31-Mar-24		
9	Phase 3 Fund Raise (Development)	31-May-24		£300,000
10	Build Completion	30-Sep-24		
11	First Units Let (2024/25 Term)	30-Sep-24		
12	Refinance	31-Mar-25		
13	Initial Investors Repaid with Interest or extended	30-Jun-25		
		Total		£1,100,000



# DETAILED OPERATING FINANCIALS

Valuation & LTV Sensitivity		Expected		Worst Case	
Annual Cash Flow		Assumption Inputs		Assumption Inputs	
Average Monthly Rent-Residential		£550	£550	£550	£550
Average Monthly Rent- Commercial		£750	£750	£750	£750
Number of Rooms - Residential			27		27
Number of Rooms - Commercial			1		1
Annual Revenue			£187,200		£187,200
Overheads					
Management (Incl VAT)		12%	£22,464	12%	£22,464
Utlities		7%	£13,104	7%	£13,104
Maintenance		5%	£9,450	5%	£9,450
Total Overheads including Mangement Charge		24%	£45,018	24%	£45,018
EBITDA		76%	£142,182	76%	£142,182
Mortgage Interest % Per Annum		7%	(£89,345)	7%	(£70,980)
Private Funds Left in % Per Annum				10%	(£23,896)
Net Profit		28%	£52,837	25%	£47,306



# DETAILED OPERATING FINANCIALS

Valuation & LTV Sensitivity	Expected		Worst Case	
Valuation & Refinance				
EBITDA		£142,182		£142,182
Valuation @ % Gross Yield	11.00%	£1,701,818	12.00%	£1,560,000
Loan @ Refinance @ % LTV	75%	£1,276,364	65%	£1,014,000
Investor Funds + Interest Repaid		£1,252,959		£1,252,959
Cash (left In)/ Out on Refinance		£23,405		(£238,959)



A detailed floor plan of a building, likely a residential or mixed-use development, serves as the background. The plan includes various rooms such as a Kitchen / Living / Dining Room (35 m²), a Co-Work Space (52 m²), a Bedroom (8 m²), a Hall (5 m²), a Store (6 m²), a W/C (2 m²), and two Commercial Units (27 m² and 23 m²). There is also a designated Cycle Parking area. The plan shows walls, doors, windows, and some furniture like tables and chairs. The text 'RISKS' is overlaid in the top left corner.

**RISKS**

**SECURITY RISK**

**DEVELOPMENT RISK**

**EXIT RISK**



# Q & A

## Ask Us Anything



# HOW TO PLEDGE & **CONTACT** US

Aspire Group  
Investment Memo

- To pledge use link below or QR Code below
- Include loan amount & preferred annual % interest rate
- Final date for pledges **5pm Sunday 5th Nov**

email: [chris.henry@aspire-group.net](mailto:chris.henry@aspire-group.net)

web: [www.aspire-group.net](http://www.aspire-group.net)

pledge: <https://bit.ly/35albertroad>

