

THE MISTORIA GROUP

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Investor Case Study: Why I chose to invest through the Mistoria Group

North is the New South

A report highlighted in this week's Independent cited the city of Salford as the third most affordable area in the UK for the purchase of property. With average property prices at £136,095 (compared to £400,000 in Brighton)*, it is little wonder that investors are looking North for an affordable asset with a healthy rental yield. *Source: The Independent.

Salford, a mere stone's throw from the UK's second largest city, Manchester, has enjoyed a period of regeneration, a process set to continue, with Salford City Council recently announcing plans to regenerate 500 acres of land in Pendleton, creating new jobs and homes. The addition of MediaCity, home to the BBC, ITV, a media enterprise centre and media village, housing more than 50 media related businesses, has put Salford on the map. Factoring in the University and excellent transport links into the heart of Manchester, it's not difficult to understand why Salford is the new property hot-spot.

Investing through the Mistoria Group

The Mistoria group specialise in the high yielding student and professional accommodation market across the North West and have a solid presence in Salford. Delivering a strong monthly cashflow and annual cash net yields of 13% (rent and capital), depending on the type of property investment product chosen. With the rate of return on student property higher than any other property type in 2018 and student numbers set to increase in 2019, investing in the student market can provide an excellent return on your investment, with the right company and in the right location.

Here, Pete Campbell explains why he selected the Mistoria Group to launch his own property portfolio in Salford.

How many properties do you own?

I recently purchased an 'armchair' investment property in Salford through the Mistoria Group. The convenience of this particular deal and the smooth process was an immediate attraction for me.

Why have you chosen to invest in the property market?

I was keen to balance my investment portfolio with lower risk assets and to move towards income based investments.

Why did you choose to invest in the North West of England?

I chose the North of England because the cost of property is low and there is a high demand for quality rentals. I also believe that the North West and Salford in particular, has solid fundamentals for future growth and a consistently high rental demand.

Why did you choose to invest through the Mistoria Group?

The Mistoria Group was recommended through an independent property advisor. Initially, I chose them more due to convenience of location and their investment opportunities. However, prior to purchase, I also conducted a due diligence visit with the Mistoria Group's CEO, Mish Liyanage, and was very impressed by their business model. So, I chose to pursue an investment through them and would have no hesitation in recommending their services.

If you would like to discuss our current property investment deals in the North of England, why not call one of the team today on: 0800 500 3015 or visit our website - www.mistoriagroup.com

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