

STEWARD

Property Investments Limited



*Sustainable investment through property..*



# EXECUTIVE SUMMARY

Steward Property Investment Limited is a UK-based property investment company focused on acquiring and improving properties in high-demand markets. The company targets investment opportunities in areas supported by strong rental demand, population growth, and local economic activity.

The company identifies undervalued or underperforming properties with clear potential for improvement and applies value-enhancing strategies to increase both rental income and property value. Through targeted refurbishment, effective management, and strategic acquisitions, Steward Property Investment Limited aims to maximise long-term returns.

Investment returns are generated through a combination of:

- Rental income providing consistent cash flow
- Property appreciation from long-term value growth
- Refinancing strategies to release capital for further investment
- Portfolio scaling through continued acquisitions

Our approach combines careful market analysis, disciplined acquisitions, and long-term growth.

The goal is to acquire properties that deliver strong returns for investors.

*Property investment stewardship means managing property and capital as a trust, not a possession—making disciplined, long-term decisions that protect value, serve communities, and create lasting returns for future generations*



# MARKET OPPURTUNITY



## Attractive Rental Yields

Compared to many UK cities, Sheffield offers excellent value property prices relative to achievable rents, creating strong yield potential.

Typical characteristics of the area include:

- Affordable property entry prices
  - Strong tenant demand
  - Limited new housing supply
  - Consistent long-term rental growth
- For investors, this combination can provide:

- ✓ Strong rental income
- ✓ High yield potential
- ✓ Long-term capital appreciation

## Luxury Serviced Accommodation – Leeds

Strategic Location: Central Leeds

Leeds is one of the UK's fastest-growing regional economies and the largest financial and legal centre outside London. The city attracts a strong mix of corporate travel, digital sector professionals, and high-spending visitors.

Key drivers of demand include:

- £69+ billion regional economy
- 30,000+ businesses operating in the city
- Major employers across finance, tech, legal and healthcare
- Over 5 million annual visitors
- One of the UK's fastest-growing city populations



# INVESTMENT STRATEGY

Steward Property Investment Limited follows a disciplined investment strategy focused on generating strong rental income while building long-term asset value. The company prioritises opportunities where value can be added through strategic acquisitions, refurbishment, and professional property management.

## Value-Add Property Investments

A core part of the strategy is acquiring properties below market value that offer potential for improvement. Through refurbishment or upgrades, the company increases both rental income and overall property value, creating stronger long-term returns.

## Buy – Refurbish – Refinance – Rent (BRRR) Strategy

Steward Property Investment Limited also utilises the BRRR strategy to efficiently grow its portfolio:

- Acquire properties below market value
- Refurbish to increase value and rental potential
- Refinance to release equity
- Rent to generate ongoing income

This approach allows capital to be recycled into further property acquisitions while maintaining income-producing assets.

## Buy-to-Let Portfolio

The company focuses on building a diversified buy-to-let portfolio in areas with strong rental demand, providing consistent rental income and long-term capital appreciation.

## Key Objectives

- Strong rental yields 📈
- Long-term capital growth 💰
- Continued portfolio expansion

# TARGET MARKET

Steward Property Investment Limited focuses on high-demand regional markets that offer strong rental yields and long-term capital growth potential. In recent years, property investment has increasingly shifted from London to regional cities where lower purchase prices and strong tenant demand create more attractive returns.

Target areas include:

- Northern England
- Midlands growth cities
- Commuter towns with strong transport links

These markets typically offer several advantages for property investors.

- Higher rental yields

Regional markets often outperform London in rental returns. Average yields in many Northern and Midlands cities range between 5–8%, compared with approximately 2–4% in many areas of London.

- Strong tenant demand

Demand for rental housing continues to increase as rising property prices and stricter mortgage requirements make home ownership more difficult. UK rental prices have risen significantly in recent years, reflecting continued demand in the private rental sector.

- Lower acquisition costs

Property prices in many regional cities remain substantially lower than those in London and the South East, allowing investors to enter the market with lower capital while still benefiting from strong rental demand.

Cities such as Manchester, Leeds, Liverpool, Sheffield and Birmingham continue to attract investment due to regeneration projects, growing employment opportunities, and expanding populations.

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