



ACACIAS CAPITAL

PROPERTY SOURCING & ACQUISITION

An aerial night photograph of London, featuring the illuminated Tower Bridge over the River Thames and the modern, curved City Hall building in the foreground. The city lights are visible in the background.

Investment Strategy - Supported Living

Investment Guide

Welcome to Acacias Capital

Acacias Capital is a UK-based property investment firm with the unique mission to support international investors in creating wealth with exceptional property investment opportunities in the UK, helping them diversify their portfolio in a stable and developed market.

We have access to portfolios of thousands of properties located across the UK, offering a diverse range of investment options to suit the needs and goals of our clients. We understand the unique challenges that international investors face, such as navigating local laws and regulations, market volatility, and cultural differences. That's why we provide comprehensive support and guidance throughout the investment process, helping our clients make informed decisions and maximize their returns.

At Acacias Capital, we have a proven track record of delivering higher-than-average returns, thanks to our access to exclusive investment opportunities and our team of experienced professionals who are experts in the local property market. We believe that successful property investment requires a deep understanding of the local market and exclusive access to investment opportunities. That's why we leverage our expertise and network to source exclusive opportunities that align with our clients' goals and objectives.

We invite investors to partner with us and discover the exciting opportunities available in the UK property market. Our commitment to exceptional service and results ensures that our clients achieve their financial goals through property investment.



Why Invest in the UK?

Investing in UK real estate offers numerous advantages that make it a compelling opportunity for investors. Here are some reasons why it is considered a good idea:

Stable market: UK's well-established real estate market with a robust legal framework and transparent regulations reduces risks associated with emerging markets.

Capital growth potential: Historically, UK real estate has shown long-term appreciation, making it an attractive investment option.

Rental demand: High demand for rentals in the UK driven by population growth, increasing property shortage, and a strong student market ensures a reliable income stream.

Diversification and stability: UK real estate provides portfolio diversification, as it has a low correlation with other asset classes, contributing to stability and potentially reducing overall volatility

Tax and legal benefits: The UK provides attractive tax incentives and a clear legal framework that protects property rights.

Cultural and educational hub: The UK's cultural heritage and prestigious educational institutions attract diverse domestic and international tenants, sustaining rental demand.

Infrastructure and connectivity: Well-developed infrastructure, including transportation and amenities, enhances property value and liveability.

International investor-friendly: The UK welcomes foreign investment with straightforward acquisition processes and fund repatriation.

Why Invest with Acacias Capital?



High returns



**We partner
with you**



**No repair or
furnishing costs**



**100%
Hands-off**



**Clear exit
strategy**



**Asset
Backed**

Investment Strategy

Supported Living

Acacias Capital and our property partners offers you security, diversification, and market-leading returns from Social Housing Investment without the hassle of being a landlord.

We bring the perfect solution for those investors who want to make a passive income without the stress and headaches of being a landlord. Our property portfolio is a 100% hands-free investment. There are zero management fees, no estate agent and maintenance costs, no stamp duty to pay, no extensive paperwork to fill out, and no having to deal with tenants.

The strategy of our portfolio is straightforward. Investors' funds are used to purchase blocks of apartments in multiple locations throughout the UK. The income generated from these assets is distributed amongst our investors, giving them high yearly returns. This model is fantastic because the monthly revenue is 100% predictable and guaranteed by government-backed providers in a 25 year lease.

We enjoy high demand from institutional investors looking to buy multi million portfolios. Therefore, we invite ambitious and ethically driven investors willing to commit up to five years, allowing us to create those portfolios.

Our primary purpose is to create good quality and safe properties for social housing tenants while delivering a sustainable business model that allows us to share the financial benefits with our investors in every stage of the process. We aim to distribute with our investors the capital growth, paying a premium at the maturity of the investment, giving security with 1st charge on the properties, reducing risk.

Supported living investment

What is it and why should I invest?

The supported living investment market is one of the fastest-growing avenues within the UK property market. As demand for supported living soars in the UK, these types of properties are being rented at a premium, but despite this, many investors are still unaware of what it really entails.

What is a supported living property?

Supported living is a residential service that helps individuals with disabilities or mental health issues live independently in their own homes. They receive varying levels of care and support, including assistance with daily tasks, medication management, and social activities. The aim is to promote independence while ensuring safety and success in the community.

What is supported living investment?

Supported living investment involves purchasing a property specifically intended for renting to individuals in need of supported living services. These properties are typically modified to accommodate tenants' requirements, such as wheelchair ramps, accessible bathrooms, and enhanced safety systems. Tenants receive support services from a provider responsible for their care, property maintenance, and issue resolution. Providers can be government agencies, non-profit organizations, or specialized private companies. As a result, supported living investment offers a hands-off approach to investment.

What are the benefits of investing in supported living?

Growing demand: Supported living facilities are in high demand due to the increasing need for affordable housing for individuals with disabilities and mental health issues. This creates a lucrative and reliable opportunity for supported living investment.

Guaranteed income: Supported living apartments offer a reliable and guaranteed source of income, typically through government-funded programs. These programs provide long-term leases with stable rental income that can include inflation-based increases, making them an attractive investment option.

Social responsibility: Assisted living properties provides a safe and secure home for people with disabilities to live independently and enhance their quality of life. It offers long-term potential for stable income, making it a profitable and socially responsible investment option.

How to Invest

At Acacias Capital, we believe that successful property investment requires a partnership approach, which is why we are happy to invest alongside our clients in every opportunity we offer. We are committed to building long-term relationships with investors, and we stay with them for the duration of the investment term.

We believe that transparency and communication are key to building trust and confidence, and we strive to provide a seamless, hands-free and stress-free investment experience. Whether our clients choose to acquire a property or invest in shares or loan notes, we support them to structure their investment in the most appropriate way and stay with them every step of the way.

Investment highlights

- A real hands-off investment
- Earn income instantly
- Up to 5 years commitment
- 1st charge security
- 10% annual NET returns
- Secure Exit strategy
- Premium at maturity
- Blocks of apartments
- Experienced Partners



Investment Example

Harworth House Location: Doncaster

10% pa net returns

CPI Linked rental

Up to 5 years commitment

94 apartments

Income instantly

Recently refurbished

Clear Exit Strategy

ROI up to 70% on year 5*

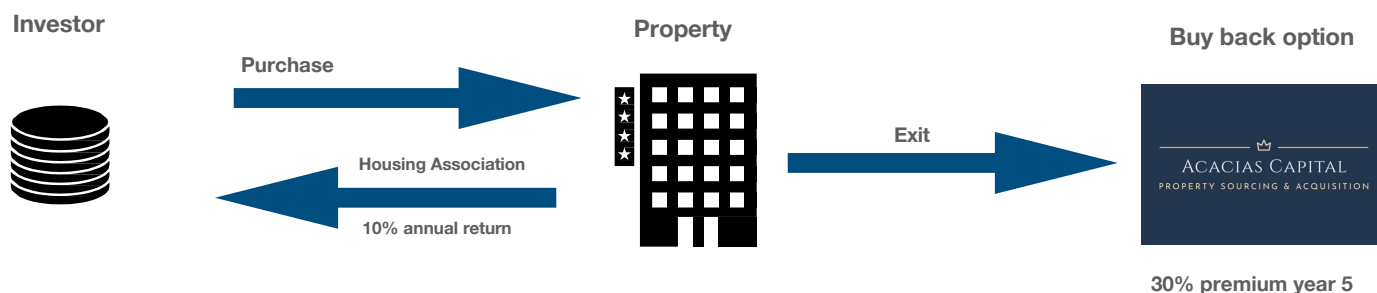


Potential to achieve over 100% ROI with a 1st charge secured development loan. Ask for details.

Rent + Buy-Back option

Investment Fact Sheet

Instrument	Property Freehold or Company Shares
Capital Amount	£17,000,000
Strategy	Rental Income
Minimum Investment	£17,000,000
Interest Rate P	10% pa
Investment Term	Commitment up to 5 years
Currency	GBP
Investor Security.	25 years FRI lease CPI Linked
Assets	Purchase of block of flats Supported Living services
Exit	Investment fully repaid at option execution
Premium at maturity	20% to 30% of the invested capital



Potential to achieve over 100% ROI with a 1st charge secured development loan. Ask for details.

Government Backed Tenancy

Our properties are leased to a prestigious Housing Association on a 25-year lease. The provider is a not-for-profit company that delivers intensive housing management to vulnerable people within local communities and provides the very best support possible to fulfil daily tasks that most people take for granted.

The provider is regulated under the Care Quality Commission (CQC), which enables them to help people who need regulated care to live safely within the community in property which is commissioned from the local authority. The housing association has also been registered as a CBS company since 2020, enabling them to have charitable status which is regulated not only by the FCA but also by HMRC.

To fulfil their vision, the provider secures long-term leases with landlords which enable them to provide secure, stable homes for their customers, whilst also offering security to the landlords that their properties are in safe hands and will provide a consistent return on investment.

The housing association we are partnering with have been providing accommodation and support for those in need for over 7 years now, continuing to have a consistent level of demand from local authorities and Clinical Commissioning Groups (CCG's). With the demand for these kind of properties set to increase, the company will continue to offer support to those in need and a secure source of income for the landlords they work with.

This document is an overview of the opportunity Acacias Capital is offering. We give no recommendation and accepts no responsibility for any investment decisions made and does not warrant that all information provided is free from inaccuracies. Please do your own due diligence and seek the advice of an independent financial adviser before making investment decisions. Your capital is at risk.



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