Executive Summary
The Residence Manchester

For a long time, buy-to-let property has been a popular choice for investors. Those who bought at the right time have been rewarded with strong capital growth and rising rental returns.

Exclusive to Experience Invest, The Residence Manchester is a new residential property investment located in the UK’s fastest growing city. With property prices, rental returns and the city’s population all on the up, Manchester is the UK’s number one location for buy-to-let investment.

Occupying a prime location which is walking distance to Manchester’s city centre, the central location is well-positioned to leverage the growth and regeneration of the city.

In a time where income has been affected by tax changes, 6% assured NET returns are offered to safeguard the first three years of the investment.

“WITH PROPERTY PRICES, RENTAL RETURNS AND THE CITY’S POPULATION ALL ON THE UP, MANCHESTER HAS EMERGED AS THE UK’S NUMBER ONE LOCATION FOR BUY-TO-LET INVESTMENT.”

Investment Highlights

- Early investor discount
- 6% NET assured income for 3 years
- Centrally located in the UK’s fastest growing city
- Fully managed investment designed for UK and overseas investors
- Attractive capital growth potential

9,000 new homes needed p.a. in Manchester for the next 5 years

20% population growth forecast over the next 10 years (City Council)

Housing stock currently at 96% occupancy rate (Belvoir Lettings)
Introducing
The Residence
Manchester

Overlooking the River Irwell, the landmark £70 million project will see 300 apartments built across two towers; one comprising 33 storeys and another of 14.

A Striking New Landmark Designed for Living
• Prime waterfront development
• One bedroom, two bedroom and three bedroom fully managed apartments
• Exclusive array of leisure and lifestyle facilities

Prime Central Location
• Walking distance to Manchester city centre
• Close to key transport hubs with Manchester Victoria Station and Deansgate just five minutes away
• Walking distance from Spinningfields – Manchester’s prime business and leisure district

Outstanding Growth Potential
• Well positioned to capitalise on the continued regeneration and expansion of Manchester city centre
• Key part of a wider plan to regenerate Manchester waterways and a key catalyst for growth
Why Invest in Manchester?

Over the next five years, Manchester’s economy is forecast to continue strengthening, which will underpin demand for prime rental property as more people move to the city for employment opportunities.

- CENTRE OF THE NORTHERN POWERHOUSE AND THE UK’S SECOND CITY
- 2 HOURS BY TRAIN FROM LONDON - REDUCED TO 1 HOUR WHEN HS2 RAIL LINE COMPLETES
- MULTI-MILLION POUND INVESTMENT IN MANCHESTER TO BOOST ITS ECONOMIC PRESENCE ON AN INTERNATIONAL SCALE
- NO.1 LOCATION IN THE UK FOR RENTAL RETURNS (HSBC 2015)
- 9,000 NEW HOMES ARE NEEDED P.A. IN MANCHESTER FOR THE NEXT 5 YEARS (BNY MELLON)
- MANCHESTER’S POPULATION IS SET TO INCREASE BY 125,000 BY 2025 (ONS)

Why Invest in The Residence?

- EARLY INVESTOR DISCOUNT
- STRONG CAPITAL GROWTH POTENTIAL
- HIGHER RENTAL RETURNS THAN LONDON
- 6% NET P.A. ASSURED FOR 3 YEARS
- FULLY MANAGED INVESTMENT DESIGNED FOR UK AND OVERSEAS INVESTORS
In this Report

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Presented by Experience Invest

Trading since 2004, Experience Invest is a London-based property specialist.
Experience Invest’s approach is driven by professionalism. This is supported by a team of individuals who pride themselves on building lasting relationships with clients and peers within the industry.
Experience Invest offers opportunities to property investors in the UK and overseas, through providing exclusive investments across a variety of asset classes.

CALL US TODAY ON
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“15 YEARS OF PROUDLY OFFERING SUPPORT AND OPPORTUNITY TO PROPERTY INVESTORS BOTH IN THE UK AND INTERNATIONALLY.”
Experience Invest focuses on sourcing and developing real estate opportunities across some of the UK’s top performing asset classes.

The Company works alongside established developers to create market-leading investment products, designed to meet with the requirements of our UK and overseas investors.

Experience Invest’s knowhow is the driving force behind its developer partners who utilise the Company’s guidance and expertise across every aspect of the development lifecycle.

To provide peace-of-mind, Experience Invest’s transparent approach to property investment allows investors to make informed and educated investment decisions.

“Our Success

“EXPERIENCE INVEST IS A TRUSTED SOURCE OF KNOWLEDGE AND IS A SPECIALIST PROVIDER OF MARKET-LEADING PRODUCTS TO ITS EVER-EXPANDING DATABASE OF OVER 150,000 CLIENTS. EXTENSIVE RESEARCH AND CAREFUL PRODUCT SELECTIONS HELP THE TEAM TO ENSURE THAT OPPORTUNITIES ARE IN TUNE WITH TODAY’S MARKET.”

“We examine property markets across the UK to assess value for money, return on investment, capital appreciation potential, rental performance and general market stability.”
The Opportunity

The Residence Manchester

Boasting river and city views, the development will feature 300 luxury riverside apartments ranging from 1, 2 and 3 bedrooms.

Investors will secure a long lease on a high specification new-build apartment which will provide an assured income of 6% NET per annum for 3 years.

The impressive build will be spread over 33 floors and will be finished to a high standard. The building will be further enhanced with on-site facilities such as a concierge, restaurant and a modern gym.

The Residence Manchester will appeal to the rising young professional population moving to an area recently galvanised by huge investment. The apartments are ideally situated to maximise on the increasing appeal of riverside living in the city.

"INVESTORS WILL SECURE A LONG LEASE ON A HIGH SPECIFICATION NEW-BUILD APARTMENT WHICH WILL PROVIDE AN ASSURED INCOME OF 6% NET PER ANNUM FOR 3 YEARS."

Early Investor Discount

Off plan apartments at The Residence Manchester are priced competitively when compared to the local market’s current stock and new-build pipeline.

The opportunity is designed for UK and overseas investors to allow for strong returns, whilst maintaining full control over capital. Investors are able to sell the property at any time after Exchange of Contracts to a buoyant property market.

6% NET annual returns assured for 3 years

Fully managed and hassle free, investors will receive a 6% NET return per annum which will be assured for the first 3 years of the investment.

House prices in Manchester are forecast to rise by 22.8% between 2018-2022 (JLL).
Infrastructure projects such as the HS3, a high-speed railway link between Liverpool, Manchester and Leeds, the HS2 project, where it will take only 59 mins to travel from London Euston to Manchester Airport, and the One North rail project will boost the city’s accessibility.

Further investment in Manchester Airport – the biggest development in the UK outside of London – will also increase the city’s connectivity with international markets.
The Residence boasts a highly desirable riverfront location which will appeal to city workers, young professionals and key workers.

The development is in a prominent spot in relation to key pedestrian and other public transport routes.

Victoria Station, a key hub, is less than 5 minutes away.

Spinningfields - the financial centre of Manchester known as the 'Canary Wharf of the North' - is fifteen minutes' walk away.

Manchester on your Doorstep
Prime Location

£400 million Greengate Masterplan Project

The Residence Manchester is located on the edge of the city's centre and occupies a prominent position within the stunning new £400 million Greengate Masterplan Project.

Upon completion, the development will be one of the tallest residential buildings in the city, making it a highly desirable choice for tenants.

The regeneration of Greengate is expected to unlock £400 million of investment over the next 15 years. The area will be characterised by its outstanding architecture, high quality public spaces, urban art and a distinctive waterside frontage.

"THE GREENGATE MASTERPLAN IS A MULTI-MILLION POUND PROJECT WHICH PERFECTLY LINKS THE BORDERS OF MANCHESTER AND SALFORD. THE ON-GOING REGENERATION OF THE AREA PROVIDES AN EXCITING OPPORTUNITY FOR INVESTORS TO BE A PART OF GREATER MANCHESTER'S THRIVING FUTURE AT AN EARLY STAGE."

Picture Credits: Brendan Howard, Steve Buckley and Tupungato.
"APARTMENTS WITHIN THE RESIDENCE MANCHESTER WILL BE COMPLETED TO AN EXCEPTIONALLY HIGH STANDARD AND WILL RAISE THE BENCHMARK FOR CITY CENTRE LIVING. THE HIGH SPECIFICATION FINISH OF THE DEVELOPMENT WILL BE TAILORED TOWARDS MANCHESTER’S LUXURY RENTAL MARKET."

Images are for illustration purposes only.
“DESIGNED TO MEET THE DEMANDS OF TODAY’S RENTAL MARKET, THE RESIDENCE MANCHESTER WILL FEATURE A SELECTION OF HIGHLY DESIRABLE ON-SITE FACILITIES. RESIDENTS WILL HAVE ACCESS TO AN ON-SITE GYM AND A CONCIERGE SERVICE, AND COMMERCIAL UNITS BELOW THE BUILDING WILL PROVIDE A SELECTION OF RESTAURANTS AND CAFES.”
1, 2 and 3 bedroom apartments within The Residence Manchester will be sold on a leasehold basis for a period of 250 years.

A team of commercial solicitors, experienced in the UK buy-to-let market, have been appointed to act on the behalf of investors.

'WE HAVE UNDERTAKEN COMPULSORY DUE DILIGENCE ON THE RESIDENCE MANCHESTER, TO VERIFY THE BUYING PROCEDURE AND TO SATISFY THAT THE OWNERS OF THE PROJECT ARE IN A LEGITIMATE POSITION TO PROMOTE AND SELL THE INVESTMENT.'

### Ease of Purchase

### Payment Plan

1. **Pay £5,000** to reserve a property.

2. **Pay 25% less the Reservation Fee on Exchange of Contracts** (28 days after Reservation).

3. **Pay 25%** 1st April 2020

4. **Pay 50%** upon completion

### Additional Purchase Costs

#### Legal fees

- Legal fees are estimated to be between £860 - £1,100 fully inclusive of VAT, searches and disbursement costs.

#### Stamp Duty

- Current UK stamp duty is levied at 3% on buy-to-let property values up to £125,000
- 5% between £125,000 and £250,000
- 8% between £250,001 and £925,000

#### Furniture Pack

Investors are required to purchase a luxury furniture pack to qualify for the 3-year assured rental period.

- Furniture pack for a 1 bed apartment = £5,000
- Furniture pack for a 2 bed apartment = £7,000
- Furniture pack for a 3 bed apartment = £9,000
Furniture Pack

1 bed furniture pack = £5,000
- Dining / Lounge - Supplied FF&E;
- Fitted kitchen with integrated electric oven and hob, fridge/freezer.
- Stainless steel sink and drainer
- Dining table and two chairs
- Upholstered three seater sofa
- Coffee table
- Sideboard
- Bookcase
- Fitted rug
- Bedroom / Bathroom Supplied FF&E;
- Double bed and mattress
- Two bedside tables
- Desk with desk chair
- Freestanding wardrobe
- Fully fitted bathroom suite

2 bed furniture pack = £7,000
- Dining / Lounge - Supplied FF&E;
- Fitted kitchen with integrated electric oven and hob, fridge/freezer.
- Stainless steel sink and drainer
- Dining table and two chairs
- Upholstered three seater sofa and
- Upholstered two seater sofa
- Coffee table
- Sideboard
- Bookcase
- Fitted rug
- Bedroom - 3No / Bathroom Supplied FF&E;
- Double bed and mattress (2No)
- Single bed and mattress (1No)
- Two bedside tables (3No sets)
- Desk with desk chair (3No)
- Freestanding wardrobe (3No)
- Fully fitted bathroom suite
- Fully fitted en-suite

3 bed furniture pack = £9,000
- Dining / Lounge - Supplied FF&E;
- Fitted kitchen with integrated electric oven and hob, fridge/freezer.
- Stainless steel sink and drainer
- Large dining table and four chairs
- Upholstered three seater sofa and
- Upholstered two seater sofa
- Coffee table
- Sideboard
- Bookcase
- Fitted rug
- Bedroom - 3No / Bathroom Supplied FF&E;
- Double bed and mattress (2No)
- Single bed and mattress (1No)
- Two bedside tables (3No sets)
- Desk with desk chair (3No)
- Freestanding wardrobe (3No)
- Fully fitted bathroom suite
- Fully fitted en-suite
urbanbubble is a multi-award winning residential sales, lettings and property managing agent based in central Manchester which offers an unrivalled service to its customers.

With over ten years’ experience, the urbanbubble team will operate an exclusive lettings suite at The Residence Manchester to deliver a unique customer experience.

By combining the lettings and building management, the company will provide a well-communicated holistic service to take care of all aspects on the investment.

The interests of the management company are fully aligned with the investors, with high occupancy and positive rental growth key.

Manchester Property Market Highlights

- **CAPITAL GROWTH PROSPECTS**
  - House prices to rise by 26.4% between 2016-2020 (JLL)
  - House prices increased by 5.1% year-on-year (Zoopla May 2019)

- **NO. 1 LOCATION FOR BUY-TO-LET RETURNS (HSBC 2015)**
  - No. 1 location for buy-to-let returns (HSBC 2015)
  - Rents to rise by 26.3% between 2016-2020 (JLL)

- **PRIVATE RENTAL SECTOR**
  - The number of households renting privately in central Manchester and Salford rose by 436% between 2001 and 2011 (Savills)
  - Private rental sector represents 63% of households in the city centre (Savills)
  - 96% occupancy rates recorded in Manchester (Belvoir Lettings)
  - 96% occupancy rates recorded in Manchester (Belvoir Lettings)

- **PROPERTY INVESTMENT VOLUMES IN GREATER MANCHESTER REACHED A RECORD-BREAKING £1.7 BILLION IN 2014**
  - Manchester is home to the UK’s highest concentration of 20-34 year-olds (CBRE)
  - No. 1 location for buy-to-let returns (HSBC 2015)

- **PROSPECTS**
  - House prices to rise by 26.4% between 2016-2020 (JLL)
  - House prices increased by 5.1% year-on-year (Zoopla May 2019)

- **MANCHESTER IS HOME TO THE UK’S HIGHEST CONCENTRATION OF 20-34 YEAR-OLDS (CBRE)**
  - 105,000 students across 4 well-established universities
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**FAQs**

**Is there a rental assurance in place?**
Yes. 6% NET return per annum is assured for the first 3 years.

**Is there a benefit for buying into the project in the early off plan stages?**
Early investors will have the choice of the best units within the project and will be able to purchase an apartment below the project market value upon completion.

**What is the length of the leasehold?**
Each apartment is sold on a 250-year leasehold.

**Can I sell my units at any time?**
Investors are permitted to sell at any time after Exchange of Contracts.

**Is there an exit strategy?**
The development’s excellent location in central Manchester will make apartments an attractive property investment on the open market.

**Is the sale handled by UK lawyers?**
Yes. A team of commercial solicitors, experienced in UK property investment, have been appointed to act on the behalf of investors.

**As a non-resident in the UK am I taxed on this income?**
If you are a UK resident then yes, you will be subject to tax. If you are a ‘non-resident’ in the UK then you are classed as an overseas landlord and may apply to HMRC in the UK for exemption.

Please note we cannot guarantee that an application to receive rent with no tax deductions will be accepted.

**When will the development complete?**
Construction has started and completion of the project has been scheduled for Q4 2020.

**Is there furniture included in the price of the apartment?**
Investors are required to purchase a luxury furniture pack to qualify for the 3-year assured rental period.

A furniture pack for a 1 bed apartment will cost £5,000, £7,000 for a 2 bed and £9,000 for a 3 bed.

If you decide against purchasing the furniture pack, you will not qualify for the assured rental returns. Upon completion, you will be able to let out your individual apartment unfurnished or you may purchase furniture.

**When will the development be occupied and when will I receive my income?**
The apartments will be let out by the date of completion and the assured yield will be paid from this date, quarterly in arrears.

**What happens at the end of the 3 year rental assurance period?**
At the end of year 3, investors will have the option to continue managing the unit through urbanbubble. Investors will be responsible for the payments of the ground rent and service charge. After the assured period, investors can manage the unit themselves or appoint another management company.

**Testimonials**

“The Company is very professional, the team is very knowledgeable, and help diligently all the way through. The chosen properties in Liverpool and Luton are very attractive locations, with close proximity to university and hospitals. I shall consider to make further investments with the company. Also refer highly to family and friends.”

Abishek Gupta, UK.

“My consultant was both helpful and willing to explain the process as well as consult if the topic was beyond their brief.”

John Horn, UK.

“Very satisfied with the knowledge of the consultant and also the professional approach of Experience Invest on the after sale service like update on the progress of the project.”

Mr Teh, UAE.
Next Steps

This bespoke investor report provides a valuable insight into purchasing in this exclusive UK Buy-to-Let Investment and incorporates additional information on the UK’s market.

Please contact your dedicated property consultant to discuss or request any of the following:

• Get your questions answered
• Availability
• Reserving a unit

CALL US TODAY ON
+44 (0) 207 834 1113

Email: info@experienceinvest.com
Visit: www.experienceinvest.com

“OUR LONDON OFFICE IS CONVENIENTLY LOCATED IN THE HEART OF CENTRAL LONDON CLOSE TO VICTORIA STATION, ALLOWING EASY ACCESS FOR INVESTORS WHO WISH TO MEET US IN PERSON TO DISCUSS REQUIREMENTS.”

Our Commitment to You

Dedicated Property Consultant

• Experience Invest is considered one of the most recognised and reputable companies in our industry.

• We offer our clients the highest concentration of experience and talent working from our London Head Office located in Victoria.

• Each client is appointed their own dedicated Property Consultant who will be able to guide them through our selection of available opportunities.

• All of our Consultants have a strong background in the property industry and are happy to go above and beyond their brief to ensure clients are happy with their investment decision.

• As a testament to the service they provide, the majority of our transactions are repeat purchases and clients.

• Experience Invest has a dedicated Purchase Progression and Client Care Team based in our Head Office to ensure customer satisfaction from initial reservation through to Exchange of Contracts and post Completion.

• Experience Invest prides itself on transparency. We provide regular construction updates and information about your property purchase throughout the construction period and, upon completion, we offer a full aftersales service.

• Experience Invest welcomes clients to our office and encourages one-to-one meetings.

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Disclaimer
This document is intended to provide general information concerning the proposed development, construction and management of The Residence - Manchester Waterfront, Salford, M3 7WQ. The information provided has been prepared in good faith and to give a fair overall view of the Development. The photographs and electronically generated images, furnishings and accessories featured are for illustrative purposes only. This document and all information provided by us at our web site at www.experienceinvest.com or otherwise is based upon information provided Elliot Group (the Vendor) to ExperienceBG Limited t/a Experience Invest (‘Experience’, ‘we’, ‘us’, ‘our’) and is provided on a confidential basis. This document is for the sole use of potential business partners and/or prospective purchasers. Reasonable care has been taken by us in the preparation of this document but we do not accept any responsibility or liability for the information which has been provided by the Vendor. We further do not accept responsibility or liability of views or opinions herein provided or provided by us or on our behalf whether orally or in writing unless we have expressly confirmed such information and/or views and/or opinions in writing as being such that it should and can be relied upon. The information provided should not be taken as advice in relation to the Development. We do not warrant the accuracy or completeness of the information and/or measurements and/or financial returns provided in this document. These have been provided by the Vendor and we believe them to be correct. You acknowledge that you should and will make your own enquiries before proceeding to purchase. Nothing in this document is or should be relied upon as a representation, warranty or promise as to the past, present or future performance of Experience, the Vendor or any person directly or indirectly connected with and of them. We recommend that all appropriate commercial, tax and legal enquiries and advice is obtained before entering into a legally binding contract to purchase a property forming a part of the Development. Copyright in and to this document and its contents belong to ExperienceBG Limited.