



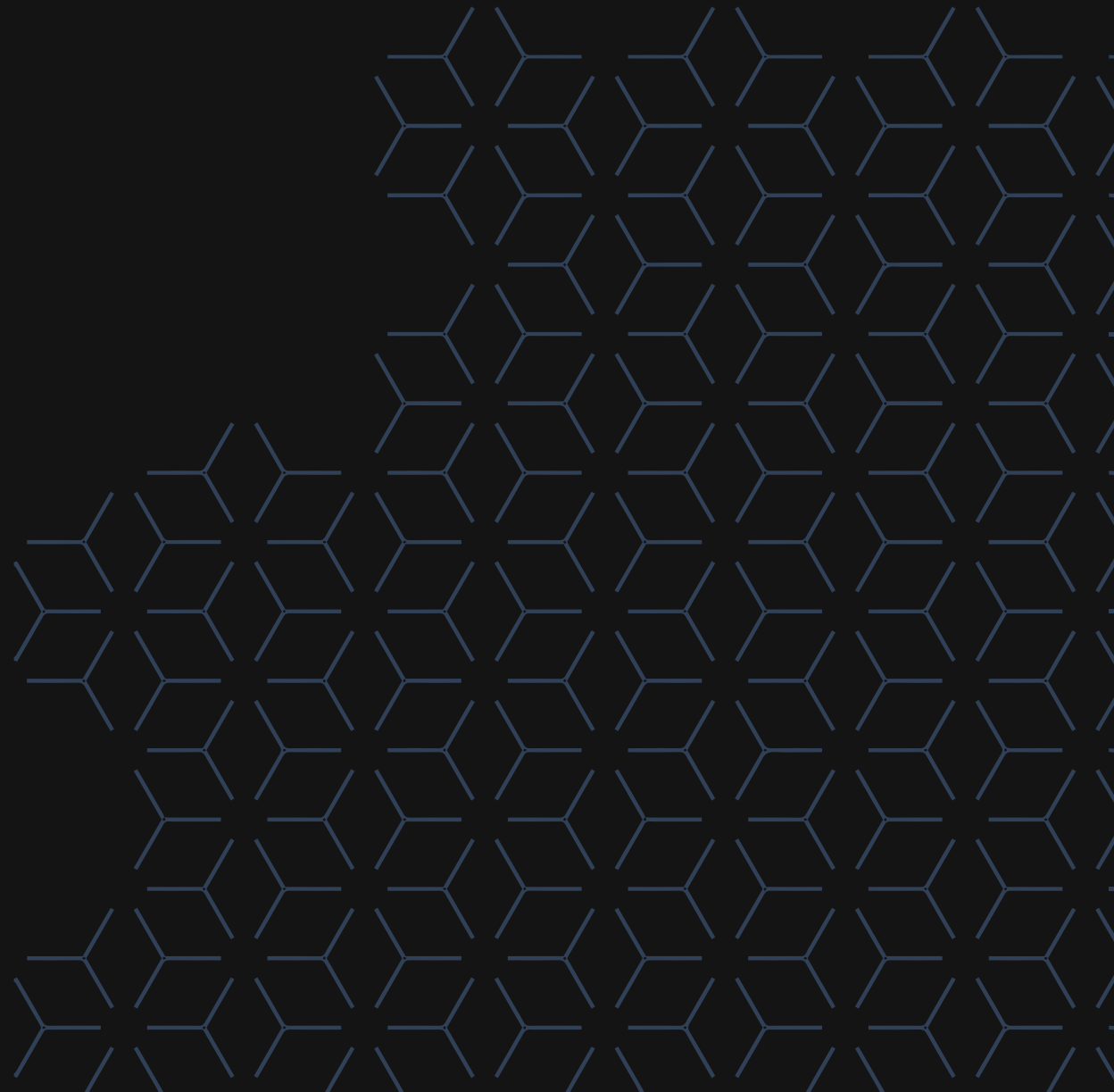
CONTENTS

THE LOCATION

THE DEVELOPMENT

THE INVESTMENT

THE DETAILS



UNION SQUARE

**DRIVEN BY DESIGN
UNITED BY STYLE**





A stunning development located in Central Manchester, in the Northern Quarter district. Comprising of 37 urban luxury apartments and a blend of 1-Bedroom and 2-Bedroom apartments, duplexes & townhouses.

This is one of the last remaining new-build land spots in the Northern Quarter, which has consistently attracted creative, successful working professionals for the past decade.

Demanding some of the highest rents and prices in the City, this area is set to continue growing in demand for years to come due to the social atmosphere and fantastic transport links.

This development has been built with the style and individuality of the area in mind. High-end character furniture, abstract features and calm colours are elements, whilst retaining Manchester's industrial heritage at heart.

This exciting opportunity to acquire a unit Manchester creative district with many independent shops, restaurants and art galleries. Just 5 minutes' walk from Manchester's Central Business District whilst being equidistant between both Manchester Victoria and Manchester Piccadilly stations.





KEY FEATURES

- 5% Discount from Market Value
- High Specification Interior and Fittings
- Fast Completion Timescales
- Northern Quarter - The City's Most Vibrant Area
- Piccadilly Station 5 Minute Walking Distance
- Piccadilly Gardens & Arndale Shopping Centre Only A few Minutes Away
- Discount from Market Value
- 6.25% NET Predicted Yield





THE LOCATION

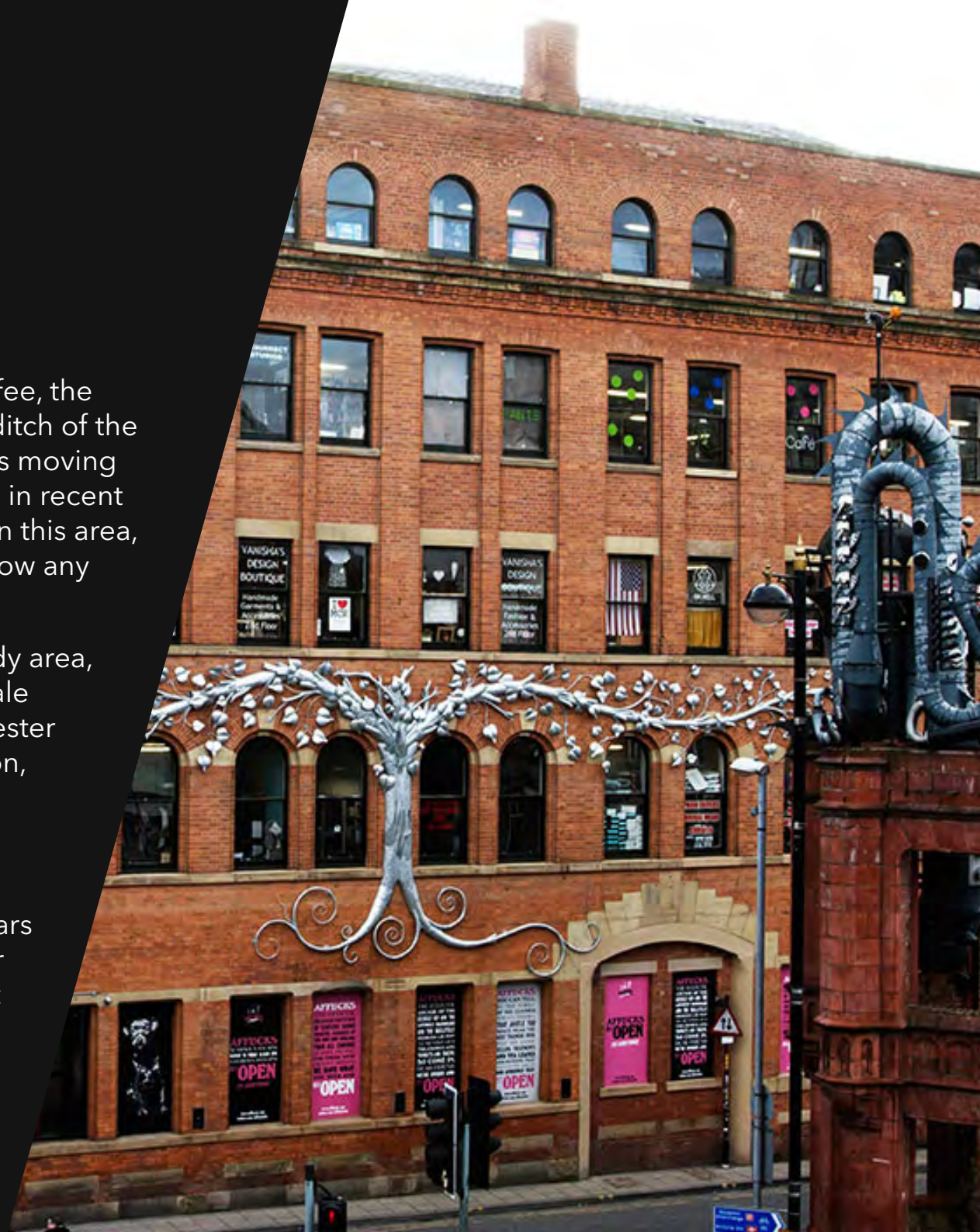
- Arndale Shopping Centre
0.1 miles - 2 Mins
- Market Street Tram Stop
0.2 miles - 3 Mins
- Manchester Victoria Station
0.4 miles - 6 Mins
- China Town
0.5 miles - 8 mins
- Manchester Piccadilly Station
0.6 miles - 8 Mins





THE NORTHERN QUARTER

- Vintage Clothing, Vinyl Shops and Organic Coffee, the Northern Quarter has been dubbed the Shoreditch of the North. With young, urban working professionals moving here on mass it's had a surge in property prices in recent years and with the lack of properties available in this area, the capital values and rental demand will not slow any time soon.
- Union Street is located in the heart of this trendy area, which is within walking distance from the Arndale Centre and a few minutes' walk to both Manchester Piccadilly station and Manchester Victoria station, offering connections to areas such as London, Manchester Airport, Leeds, Liverpool.
- The location is also packed with offices and creative spaces, and boasts some of the best bars and restaurants in the whole of Manchester. For many tenants, there is little competition when it comes to selecting a place to live as they can get to work, socialise and travel further in a very short walk.





MANCHESTER CAPITAL GROWTH

- House prices in Manchester are up 32.5% in the past five years, according to Land Registry data compiled by Savills Research, with an 8.8% rise last year alone.
- With values predicted to continue rising by a further 22.8% from 2018-2022 - JLL
- Many apartments in the Northern Quarter and Spinningfields have far surpassed this level of growth.
- Manchester has just topped the latest LandInvest Buy-to-Let Index. This ranks postcode areas around England and Wales based on a combination of four critical metrics: capital gains, transaction volumes, rental yield and rental price growth.
- House prices grew by 10% in 2017, with the average two-bedroom flat now costing £250,000 (an increase of 8.7% over 2017)





MANCHESTER RENTAL MARKET

- Rents are expected to increase by around 3.5pc per annum between now and 2020 - JLL
- For investors with an eye on Manchester, its student population of more than 85,000, spread among four universities, plays a crucial role in the growing rents and high demand for rental properties.
- The city has the highest retention rate of students after London, with 50% choosing to stay after they graduate. Six in 10 Manchester-born students who go to university elsewhere also return to their home town after graduation.
- Over the past 15 years, the number of people living in Manchester city centre has increased fivefold, from 10,000 in 2000 to more than 50,000 in 2016 when the results were last collated, and the latest analysis predicts that this figure could have risen to 80,000 by 2024 - the fastest growth across the whole of the UK.





THE ROOF

- Residents can escape the hustle and bustle of the city and relax in the two large roof terraces available to everyone. Part of a busy working professional's life is relaxation and socialising and what better place to sit with friends or have some alone time than a large green, open space where you can watch the world go by.
- With a bohemian theme throughout the garden, its populated by ethnic decoration, ground level seating areas and a rich expression of colour. This will add to the mood of this relaxing area by bringing in the culture and expression that the Northern Quarter.
- In addition to the Yogarden, residents on Union Square will have the opportunity to work from home in our outdoor co-working space. Due to the high population of freelancers, home workers and entrepreneurs in Manchester, many people pay for co-working offices daily for a space in a shared room with other workers. Our outdoor co-working space will give tenants the attractive opportunity to save money and work with other residents a few steps from their front door.





5 YEAR RETURNS

One Bed Example

Purchase Price	£169,000
Projected Annual Rental Income	£12,675
Property Management	£887
Ground Rent	£300
Service Charge	£1,100
Net Annual Income	£10,388
Net Yield	6.15%
Projected Capital Growth	
Year 1	£185,900
Year 2	£198,913
Year 3	£212,837
Year 4	£227,735
Year 5	£243,677
	£1,069,062

5 Year Returns	
Purchase Price	£169,000
Projected 5 Year Rental Income	£63,375
5 Year Capital Appreciation	£74,677
Total 5 Year Amount	£138,052
Total ROI	81.69%
Annualised ROI	16.34%

Two Bed Example

Purchase Price	£240,000
Projected Annual Rental Income	£18,000
Property Management	£1,260
Ground Rent	£300
Service Charge	£1,100
Net Annual Income	£15,340
Net Yield	6.39%
Projected Capital Growth	
Year 1	£264,000
Year 2	£282,480
Year 3	£302,254
Year 4	£323,411
Year 5	£346,050
	£1,518,195

5 Year Returns	
Purchase Price	£240,000
Projected 5 Year Rental Income	£90,000
5 Year Capital Appreciation	£106,050
Total 5 Year Amount	£196,050
Total ROI	81.69%
Annualised ROI	16.34%



PROPERTY MANAGEMENT

All units at Union Square will be expertly managed by local agents at KART Property Management. KART is known for its simplicity and practicality for investors as it provides each client with an easy to use app, which they can download on Apple or Android to have clear and quick solutions, if any problems arise.

They use the best standard, local tradesman who are responsive to any issues in the quickest time possible, to ensure any small issues don't turn into bigger problems if left untreated.

With a helpful investor relations team, based in Manchester paired with the effectiveness of the KART App, means you as an investor can expect a stress-free experience.



PURCHASE PROCESS

Introduction

Step-by-step Process

1

£3000
Reservation
Fee

2

25% on
Exchange

3

Remainder on
Completion or

6

4% interest paid on £3000
deposited funds

5

50% on
Exchange

4

£3000
Reservation Fee

7

50% on completion







TAYLOR RHODES

DESIGN DEVELOP BUILD