



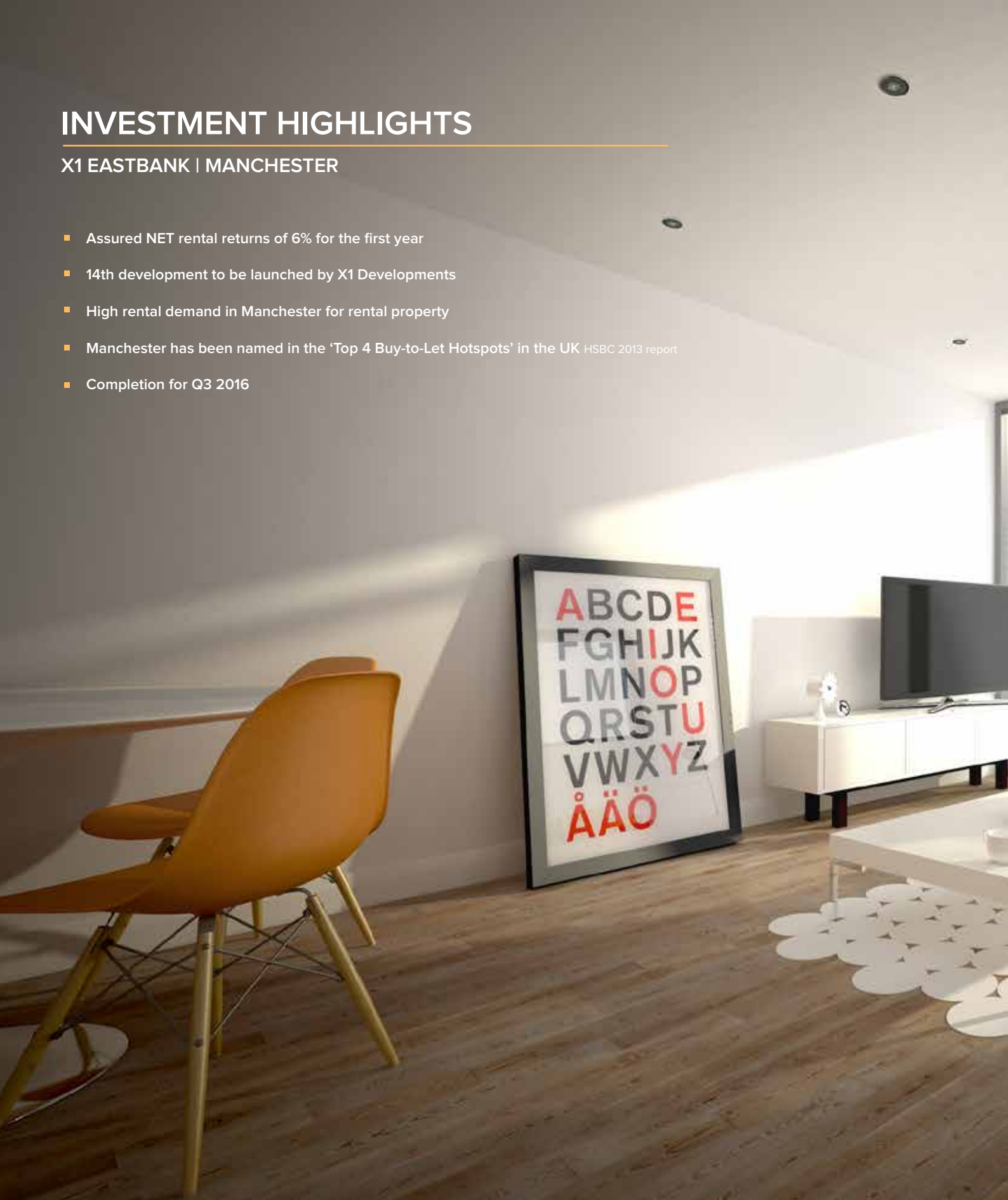
X1 EASTBANK
MANCHESTER



INVESTMENT HIGHLIGHTS

X1 EASTBANK | MANCHESTER

- Assured NET rental returns of 6% for the first year
- 14th development to be launched by X1 Developments
- High rental demand in Manchester for rental property
- Manchester has been named in the 'Top 4 Buy-to-Let Hotspots' in the UK HSBC 2013 report
- Completion for Q3 2016







X1 EASTBANK | MANCHESTER

X1 Eastbank is enviably located on the edge of Manchester city centre in the thriving area of Ancoats and New Islington. This luxurious development will have all the advantages of being a short walk away from the local parks and independent shops of suburbia, but also close to the vibrant bars and restaurants of the city.

This exclusive new-build is expected to begin construction in January 2015 and be completed by Q3 2016. This nine-floor residential project will have a range of high-spec facilities suitable for all, with both car parking spaces and bike storage available. The advantage of it being a new-build project means that the developers have had a chance to reflect on what is wanted by modern consumers, and customise X1 Eastbank to truly cater for all aspects of 21st century life.

Beng located so close to Manchester city centre means that many apartments will benefit from spectacular city views, with the remainder facing the garden courtyard and terraces. Private balconies are available on a number of the one and two bedroom apartments, and the addition of a private gymnasium, on-site management company and bike storage will make living at X1 Eastbank easy and stress-free.

Manchester's buy-to-let market is currently flourishing, with HSBC estimating that investors could make up to 7.98% gross yields. The booming population has seen a 19% increase in the last decade to 2.55 million. Plus, with exciting transport projects such as HS2 and One North providing high speed connections to the city, the growth doesn't look set to stop.



Manchester is the third most visited city in the UK, with just under 1 million overnight visitors in 2013

(Daily Telegraph 2014)





X1 DEVELOPMENTS

DEVELOPER PROFILE

X1 Developments is an investment company based in the heart of Liverpool, which meets the needs of UK and overseas investors looking for an organisation that offers exceptionally high quality investments, which have been selected and overseen by individuals who have unrivalled knowledge, experience and background in the product, market sector and location.

Not only does X1 Developments offer an exciting portfolio of real estate investments, but it also offers a follow-through service via its sister company, the award-winning X1 Lettings, which carries the same high level of expertise in order to manage and protect our clients' long term investments.

X1 Developments is THE company for anyone looking to invest in Manchester & throughout the UK, with a track record of past developments which speaks for itself.

Web: www.x1developments.com



1



2



3



8



9



10



1. X1 Arndale House, Liverpool
SOLD OUT & TENANTED!

2. X1 Borden Court, Liverpool
SOLD OUT & TENANTED!

3. X1 Chapel Street, Manchester
SOLD OUT & TENANTED!

4. X1 Town Hall, Manchester
SOLD OUT & IN CONSTRUCTION!

5. X1 Salford Quays Phase One, Manchester
SOLD OUT & TENANTED!

6. X1 Salford Quays Phase Two, Manchester
SOLD OUT & IN CONSTRUCTION!

7. X1 Salford Quays Phase Three, Manchester
SOLD OUT & IN CONSTRUCTION!

8. X1 The Exchange, Manchester
90% SOLD OUT & PLANNING PERMISSION GRANTED!

9. The Gallery at X1 The Quarter, Liverpool
SOLD OUT & TENANTED!

10. The Courtyard at X1 The Quarter, Liverpool
SOLD OUT & TENANTED!

11. The Studios at X1 The Quarter, Liverpool
70% SOLD OUT & IN CONSTRUCTION!

12. X1 The Edge, Liverpool
70% SOLD OUT & IN CONSTRUCTION!

13. X1 Liverpool One, Liverpool
NEW LAUNCH!

14. X1 MediaCity, Manchester
COMING SOON!





THE UK BUY-TO-LET MARKET

The demand for rental stock in the UK is the highest it has ever been, as the continued rise in house prices ensures that first-time buyers cannot afford to take that first step onto the property ladder. Instead, tenants are looking for high-quality rental accommodation in properties which they can essentially move straight into, without the hassle of waiting for it to be redecorated or repaired.

As the property market starts to move and construction picks up pace, buy-to-let properties are increasingly becoming a more hands-off investment than they have ever been before, due to the new-build status of the buildings and the improved quality of the lettings and management agencies which are employed to maintain the property.

No investment can ever be considered safe, but there are certain sectors, like buy-to-let, where you can minimise your risk. Purchasing a buy-to-let property is once again being viewed as a way to generate a positive cash flow on your investment, as income is generated not only on rent, but from the capital appreciation gained on the property from the start. Manchester is one of the strongest rental markets outside of London, due to a severe shortage of new-build stock for at least the past five years.





134%

increase in dwellings in the UK
private rental sector between 1991-2011

(Knight Frank 2014)



MANCHESTER | UNITED KINGDOM

BRITAIN'S SECOND CITY

Manchester is often proclaimed as 'Britain's second city', and has a population of over 500,000 people. It is the third most visited city in the UK after London and Edinburgh, and has the third largest metropolitan economy, this time behind London and Birmingham. Despite seeming to be in the shadow of the capital, many Mancunians wouldn't want a bigger, louder city. The home of the industrial revolution is famous for being a friendly and down-to-earth city with a unique atmosphere.

Manchester's surge in population looks set to continue over the coming years. In the last decade there has been a 19% rise in the population, and the HS2 railway is expected to make the city more accessible and popular than ever. Only London has seen such a large increase in population.

But even London cannot match Manchester's rise in house prices, which saw an 18% increase in the first quarter of 2014.

The rising house prices, coupled with a lack of available accommodation, has made Manchester's buy-to-let market one of the most lucrative in the UK. HSBC recently estimated that investors could make gross yields of 7.98% if they chose to invest in Manchester.

It's hard to pinpoint what makes Manchester so popular. The area has a rich past dating back to its founding in the 1st Century and over the years, there have been a whole host of famous names who have not only come from Manchester, but were also inspired by the city. However,



5%

annual rental growth for Manchester

(HSBC 2014)

perhaps the most famous brands to come out of the city are its two football clubs, Manchester United and Manchester City. Both premierships have enormous stadiums and attract fans from all over the world.

The shopping and nightlife opportunities that Manchester offers are not to be overlooked either. The city centre is host to a range of shops such as high street staples in the Trafford Centre, designer brands on New Cathedral Street, and independent bars and stores in the Northern Quarter. Greater Manchester also plays host to hundreds of bars, pubs and clubs.

Overall, it is no surprise that Manchester is one of the fastest growing cities in the UK. This is recognised by HSBC naming the area as the 'Second Best Buy-to-Let Hotspot', rising from fourth place the year before.



ANCOATS & NEW ISLINGTON

THE WORLD'S FIRST INDUSTRIAL SUBURB

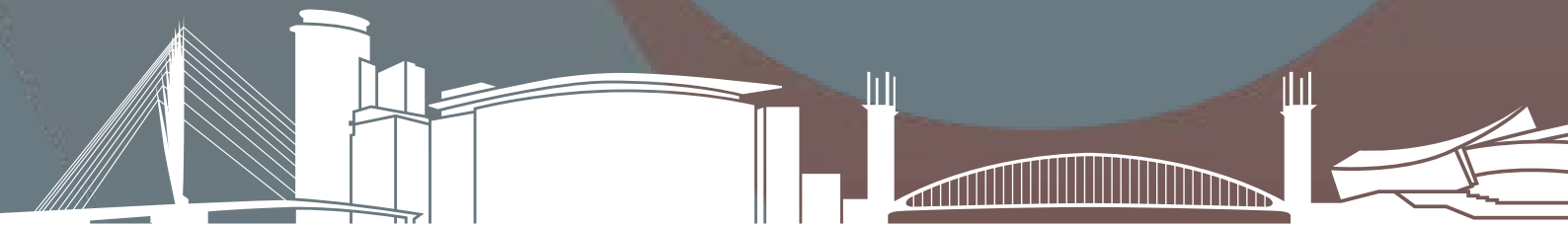
Ancoats was one of the most important parts of Manchester during the industrial revolution and as a result, was dubbed 'The world's first industrial suburb'. It may be famous for its history, but you'd be wrong to think it's an area stuck in the past.

Its location, only 1km from Manchester City Centre, has made Ancoats an enviable area for professionals and families alike. Major regeneration has occurred in the suburb and Manchester City Council is eager to consult with local residents to continue improvements to the neighbourhood over the coming years. Now, modern glass buildings are found next to the old mills and, despite their differences on the outside, a common theme of luxury interiors, furnished to the highest of standards, can be found throughout the area.

The excellent transport links and modern buildings, coupled with the backdrop of the old mills, make Ancoats a truly unique area. But it is not just the accommodation that is being regenerated; canals and squares are being modernised too. One example is The Cutting Room Square, the new focal point of the area, with a name inspired by the rich textiles history of Ancoats.


MediaCityUK


Manchester Airport





LOCATION INFORMATION


DESTINATIONS & ATTRACTIONS


- 


Manchester Piccadilly Station
0.4 miles
- 


Manchester Met University
1.1 miles
- 

MediaCityUK
4.0 miles
- 

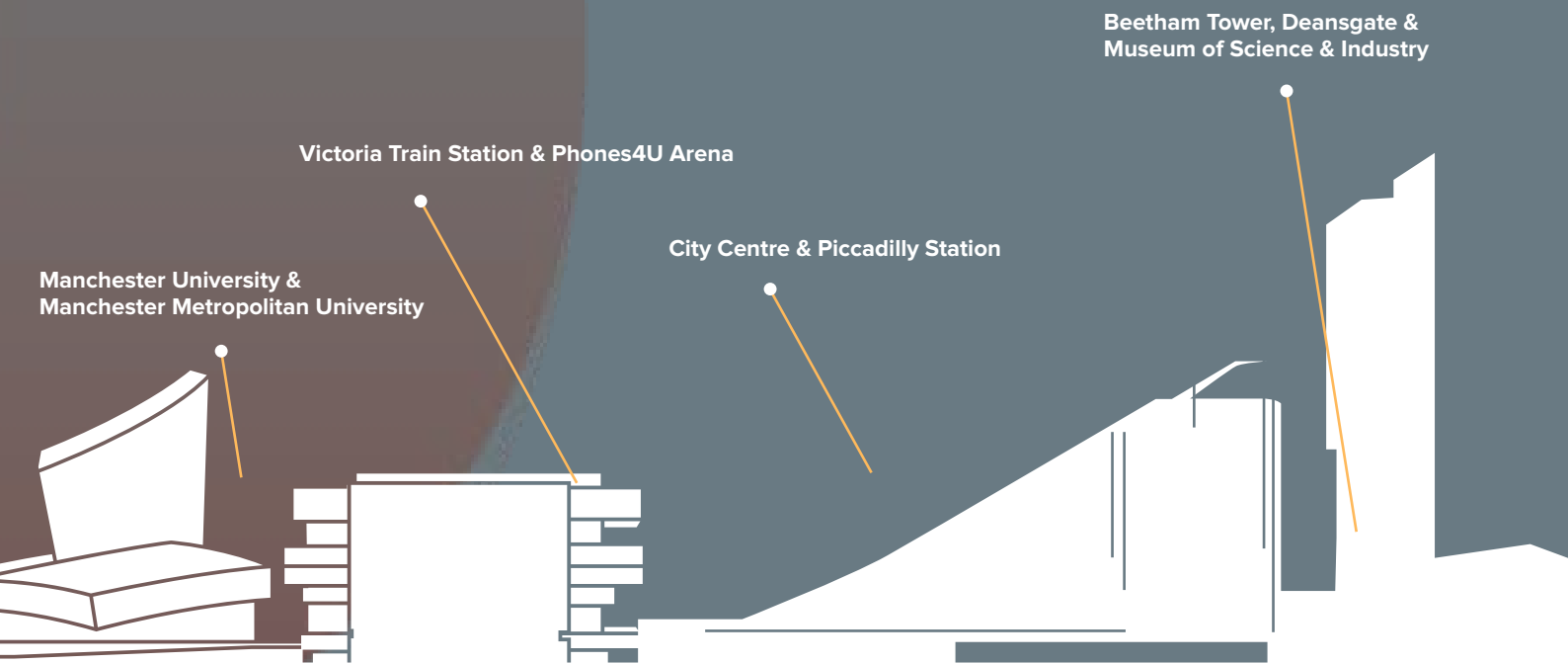
Manchester Arndale
0.5 miles
- 

Manchester University
1.2 miles
- 

Manchester Airport
9.3 miles
- 

Manchester Victoria Station
1.3 miles
- 

Deansgate & Beetham Tower
1.6 miles



X1 EASTBANK | MANCHESTER

INVESTMENT BREAKDOWN



Apartment type

- One-bedroom apartment from
- One-bedroom apartment with balcony from
- Two-bedroom apartment from
- Two-bedroom apartment with balcony from
- 3-bedroom penthouse from

Prices from

- £110,000
- £115,000
- £135,000
- £140,000
- £195,000

6.1%

NET rental returns assured for year 1



One-bedroom apartment from £110,000

Rent	£700
Gross Rent	£8,400
Maintenance Fee	£956.25
Management Fee	£672
Ground Rent	£275
NET Income	£6,496.75
NET Yield	5.91%

Two-bedroom apartment from £135,000

Rent	£900
Gross Rent	£10,800
Maintenance Fee	£1,478.25
Management Fee	£864
Ground Rent	£275
NET Income	£8,182.75
NET Yield	6.06%

Three-bedroom penthouse from £195,000

Rent	£1,200
Gross Rent	£14,400
Maintenance Fee	£1,876.50
Management Fee	£1,152
Ground Rent	£275
NET Income	£11,096.50
NET Yield	6.00%



INTERIOR SPECIFICATION

X1 EASTBANK | MANCHESTER

Communal Areas

- Main communal entrance area with ceramic tiled floor finishes
- Individual post boxes within communal ground floor area
- Electronic fob operated door entry systems with video link
- Lift access to all floors
- Quality carpeting to communal stairwell and corridors
- Refuse chutes for waste disposal on each floor

Bathrooms

- Modern white sanitary ware including concealed cistern WC
- Contemporary chrome fittings
- High quality shower fitting
- Walls and floors fully tiled in contemporary ceramic tiling
- Heated electric towel rail

Kitchen Area

- Fully fitted modern kitchen with a selection of base units and laminated worktops
- Electric multifunction oven and hob finished in stainless steel
- Integrated fridge and freezer compartment
- Contemporary vinyl flooring

General Interior

- Painted finish to all walls, ceilings and skirtings in white
- Full height aluminium framed double glazed unit to external windows
- Camaro vinyl wood strip flooring
- Selected apartments with roof top terrace overlooking the city
- Recessed downlighters to all areas
- Efficient individually controlled thermostat





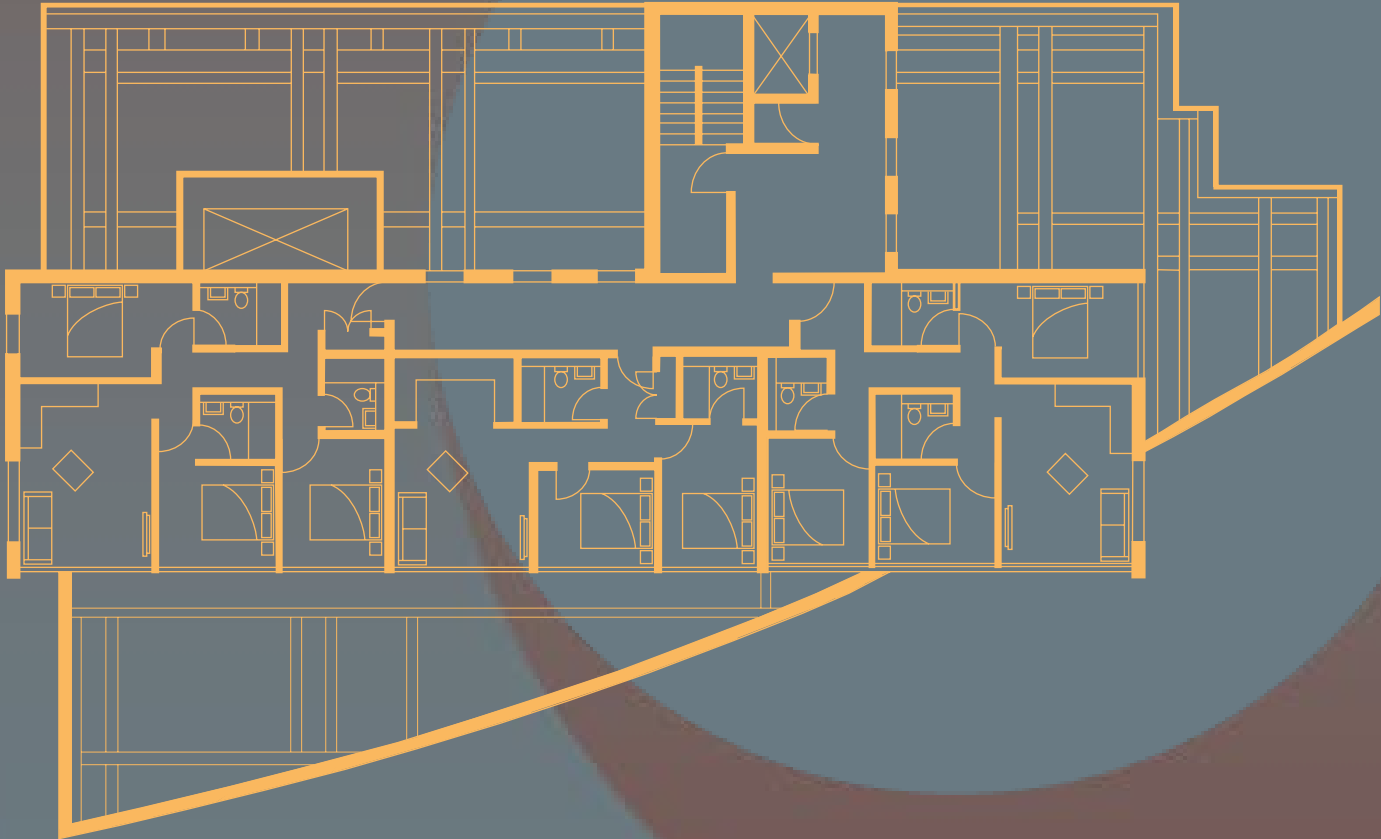
DEVELOPMENT FLOOR PLANS

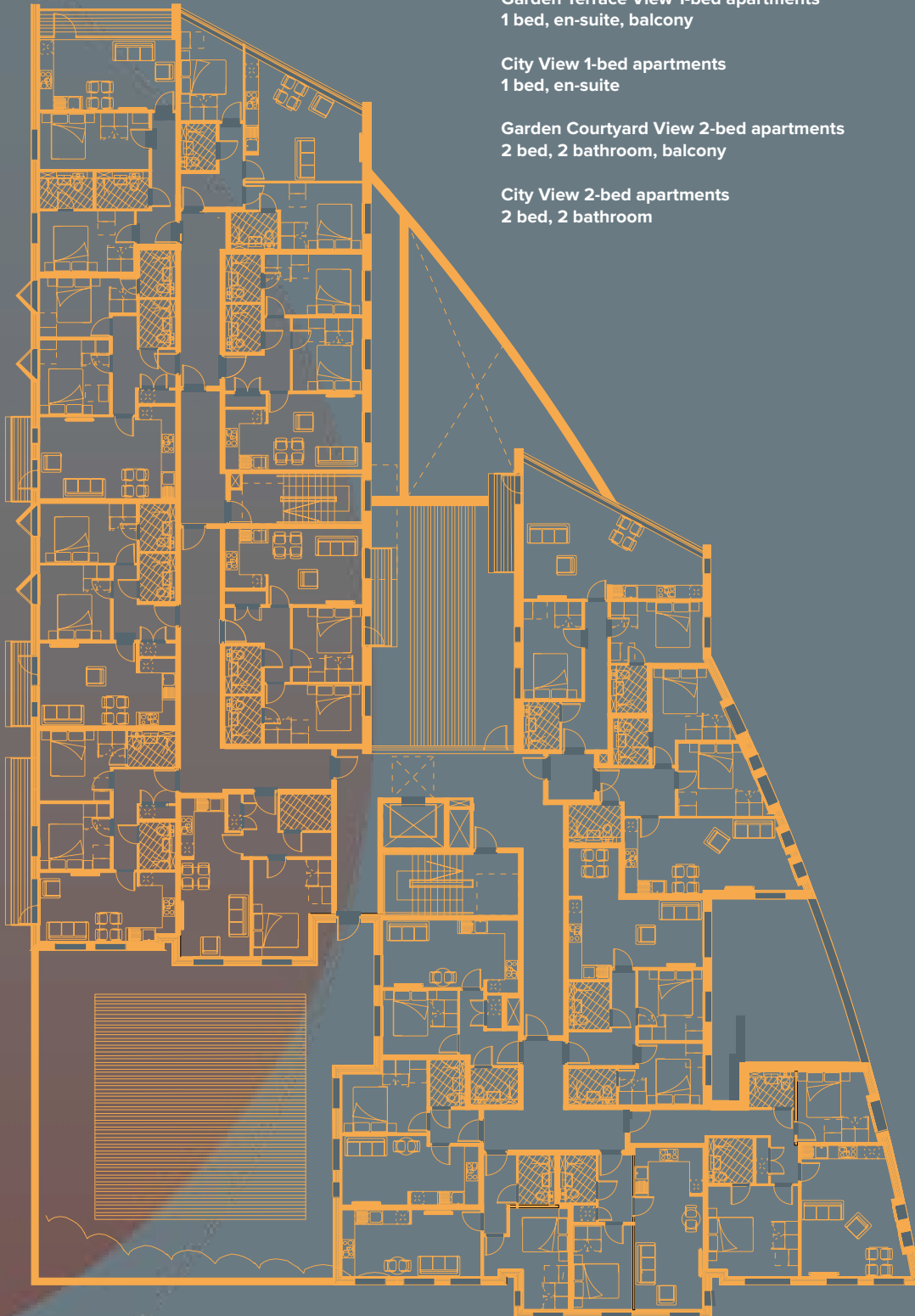
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Proposed Eighth Floor Plan

City View Penthouse Apartments
3 bed, 3 bath, terrace

£195,000





Proposed Ground Floor Plan

Garden Terrace View 1-bed apartments 1 bed, en-suite, balcony	from £110,000
City View 1-bed apartments 1 bed, en-suite	from £110,000
Garden Courtyard View 2-bed apartments 2 bed, 2 bathroom, balcony	from £135,000
City View 2-bed apartments 2 bed, 2 bathroom	from £135,000



FREQUENTLY ASKED QUESTIONS

WHAT YOU NEED TO KNOW



Am I buying as freehold or leasehold?

250 years leasehold

What is the address of the site?

X1 Eastbank, Great Ancoats, Manchester, M4 7DB

Are there tenants already in place?

No, X1 Eastbank is a new-build development which will be furnished to the highest of standards and will be ready to accept residents from Q3 2016



What are the projected annual returns on this project?

Returns of 6% are assured for the first year from completion of your apartment

Can I receive finance on this development?

There is currently no finance offered by the developer

When is my rental income paid?

Quarterly in arrears, direct into your bank account from completion

Is there a management company in place?

Yes, the designated management company will be X1 Lettings, who will block manage and let the building

Are there any restrictions if I want to sell?

No, X1 Eastbank is a residential development, so you are free to sell your apartment on the open market

How much is the ground rent?

Ground rent is £275 per annum



PURCHASE PROCESS

THE NEXT STEPS

Investing in X1 Eastbank is a quick and easy process, simply;

1. Speak to your property consultant
2. Choose your apartment and pay the deposit
3. Solicitor instructed, legal documents and sales pack sent out
4. 25% payable within 21 days, upon exchange of contracts (less the reservation fee) *
5. 10% payable 6 months from commencement of works
6. Balance payable upon completion

*Contracts need to be exchanged within 21 days of reservation/planning approval

Contact a Property Consultant today to discuss this exciting new investment opportunity!





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