

CURRENT PROJECTS

PROJECT	Westminster Works	Middlewood Plaza	Hadrian's Tower
BUILDING			
LOCATION	Birmingham	Manchester	Newcastle
APARTMENTS	1 & 2 Bedrooms	1, 2 & 3 Bedrooms	1, 2 & 3 Bedrooms
TOTAL UNITS	220 (45 units remaining)	165 (11 units remaining)	162 (24 units remaining)
PRICE RANGE	From £152,404 - £200,000	From £149,000 - £198,038 - £307,811	From £140,000 - £216,000 - £566,720
3 KEY INVESTMENT FEATURES	<ol style="list-style-type: none"> 1) HS2 – Curzon Street <ul style="list-style-type: none"> • Journey time from London to Birmingham cut to just 45 minutes 2) 10 mins to Smithfield Regeneration <ul style="list-style-type: none"> • £1.5bn project 3) PPSQFT & City Centre location <ul style="list-style-type: none"> • 19 min walk to the Bullring 	<ol style="list-style-type: none"> 1) Unique development <ul style="list-style-type: none"> • Creating a community 2) Middlewood Locks <ul style="list-style-type: none"> • £1bn regeneration project 3) Location <ul style="list-style-type: none"> • 0.8 miles to Salford Central Station 	<ol style="list-style-type: none"> 1) The city's tallest building <ul style="list-style-type: none"> • Targeted to HNW overseas students, postgraduates and young professionals 2) Attractive Returns <ul style="list-style-type: none"> • 7% net rental guaranteed for 5 years • 5% interest paid on deposit during build period 3) Premium Rental Location <ul style="list-style-type: none"> • 5 min walk to Central Station
COMPARABLES	<p>Westminster Works £168,632 / 510 sqft / £330 psqft.</p> <p>Iron Works £227,500 / 560 sqft / £406 psqft. Distance 2 min walk</p> <p>The Forge £208,000 / 535 sqft / £388 psqft. Distance 6 min walk</p>	<p>Middlewood Plaza £149,000 / 420 sqft / £355 psft.</p> <p>The Crescent £179,000 / 448 sqft / £400 psft Distance 10 min walk</p> <p>River Plaza £184,995 / 382 sqft / £484 psft Distance 12 min walk</p>	<p>Hadrian's Tower £144,000 / 521 sqft / £276 psft</p> <p>No like for like properties in the surrounding area.</p>
COMPLETION	Q4 2021	Q1 2021	Q3 2020
PAYMENT PLAN	<ol style="list-style-type: none"> 1. £5,000 Res Fee 2. 10% Deposit upon exchange of contracts 3. Balance on completion 	<ol style="list-style-type: none"> 1. £5,000 Res Fee 2. 10% Deposit upon exchange of contracts 3. Balance on completion 	<ol style="list-style-type: none"> 1. £5,000 Res Fee 2. 10% Deposit upon exchange of contracts 3. Balance on completion
YIELDS	5.3% Gross	5.9% Gross	7.0% Net

