



THE
TERRACE

AT X1 THE QUARTER

THE TERRACE AT X1 THE QUARTER

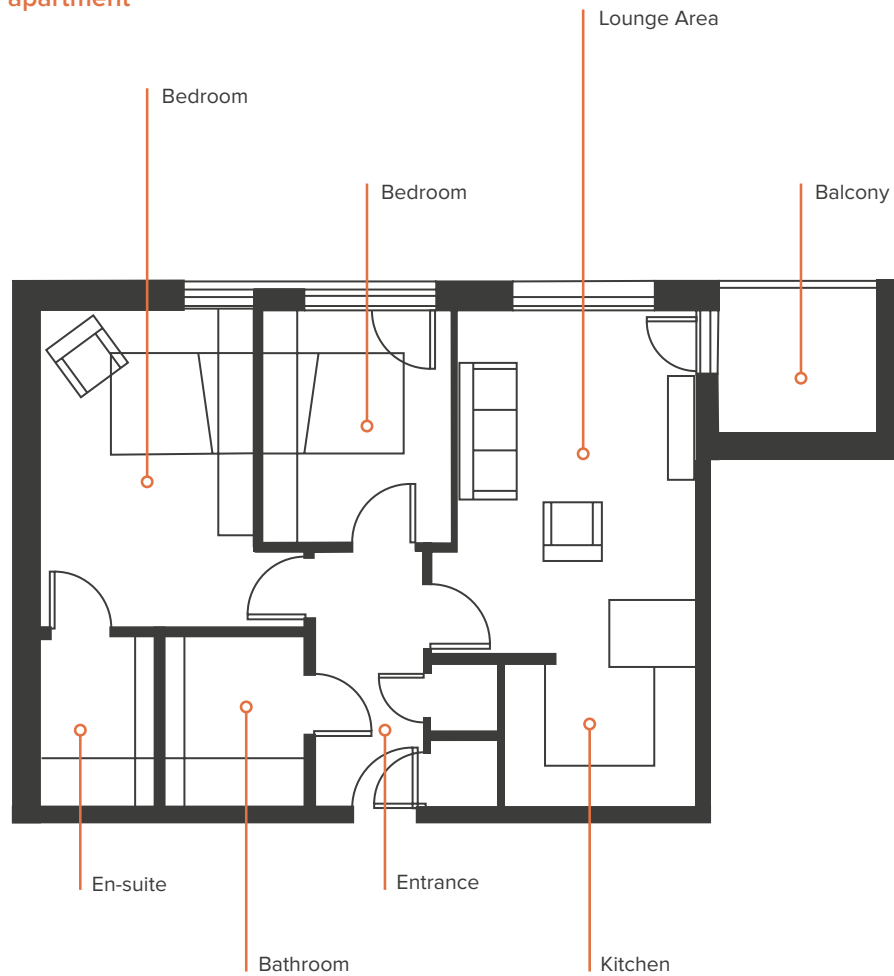
- ▶ Fourth phase in the award-winning X1 The Quarter development
- ▶ Winner of 5* Best Residential Development at the International Property Awards 2014
- ▶ 101 luxury apartments, ranging from 1-bed apartments to 3-bed apartments
- ▶ Central location - 5 minute walk to Liverpool's Albert Dock
- ▶ Management company already in place (with on-site office)
- ▶ Perfectly suited to both students and young professionals
- ▶ X1 The Quarter Phases 1 and 2 fully tenanted, and Phase 3 in construction

- ▶ Address:
The Terrace at X1 The Quarter,
Sefton Street, L8 5RS
- ▶ Leasehold:
999 years leasehold
- ▶ Rental Assurance:
Returns of 6% NET are assured for the first 3 years
- ▶ Management Company:
The designated management company will be X1 Lettings, who will block manage and let the building
- ▶ Preferred Solicitors:
Blunts Solicitors | www.bluntssolicitors.co.uk





Example of 2-bedroom apartment



Investment options at The Terrace at X1 The Quarter:

1 bedroom, 1 bathroom apartment	£109,950
1 bedroom, 1 bathroom apartment with balcony	£114,950
2 bedroom, 2 bathroom apartment	£134,950
2 bedroom, 2 bathroom apartment with balcony	£139,950
3 bedroom, 2 bathroom apartment with riverview balcony	£199,950
3 bedroom, 2 bathroom apartment with riverview terrace	£199,950

Investment projection for 2 bedroom, 2 bathroom apartment from £134,950:

Estimated monthly rent	£925
Estimated gross rent	£11,100
Estimated maintenance fee	£1,550
Estimated management fee	£888
Estimated NET income	£8,386
Estimated ground rent	£275
Estimated NET yield	5.99%

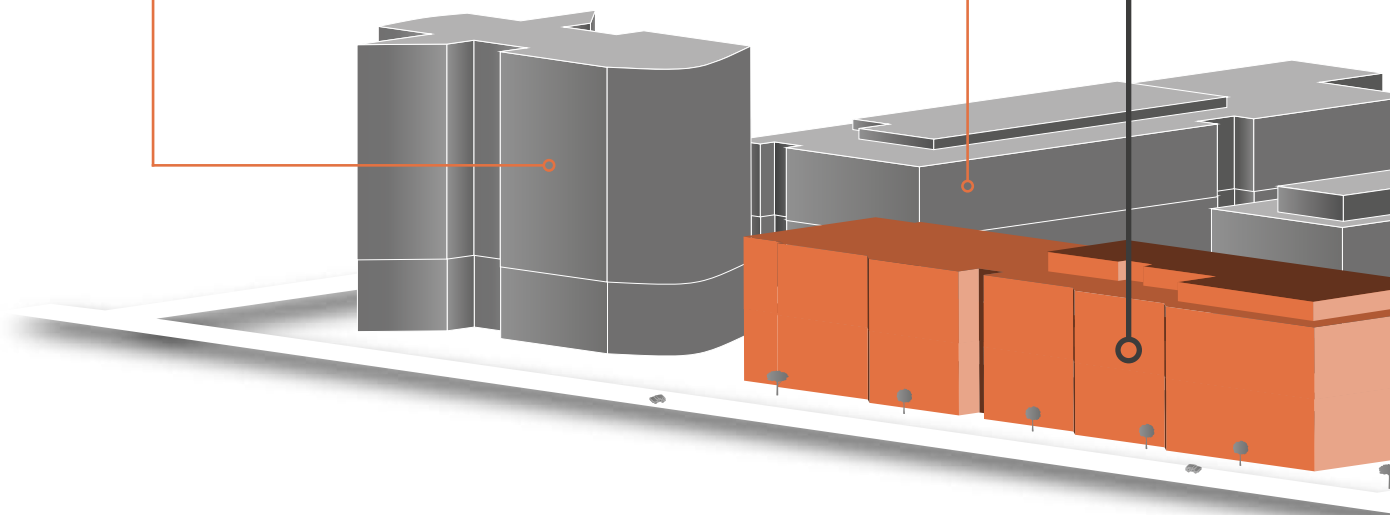
X1 THE QUARTER



PHASE 3, THE STUDIOS IN CONSTRUCTION

- ▶ In construction & due for completion September 2015
- ▶ Suitable for students and young professionals
- ▶ Assured NET rental returns in place
- ▶ Offering 225 studios over 10 floors

PHASE 5
COMING SOON!



PHASE 4, THE TERRACE NEW LAUNCH!

- ▶ New Launch!
- ▶ Completion expected Q3 2016
- ▶ Assured NET rental returns in place
- ▶ 101 apartments offering studios, 1, 2 & 3-bedroom units



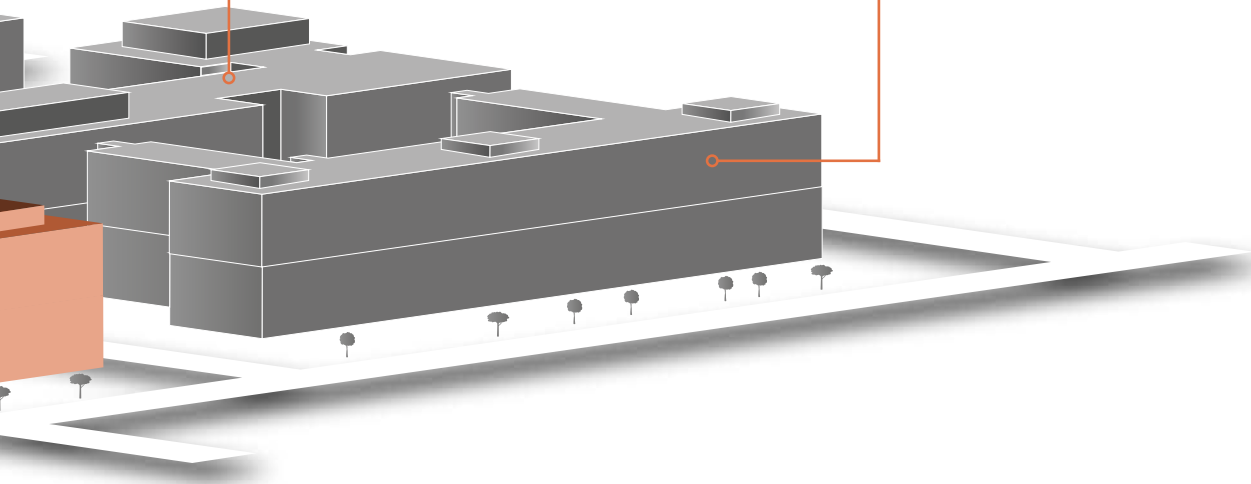
PHASE 2, THE COURTYARD TENANTED & COMPLETED

- ▶ Completed & tenanted with returns in place
- ▶ 100% occupied
- ▶ High rental demand
- ▶ 89 apartments offering 1, 2 & 3-bedrooms



PHASE 1, THE GALLERY TENANTED & COMPLETED

- ▶ Completed & tenanted with returns in place
- ▶ 100% occupied
- ▶ Sought-after location
- ▶ 83 apartments offering 1, 2 & 3-bedrooms



INVEST IN THE BUY-TO-LET MARKET

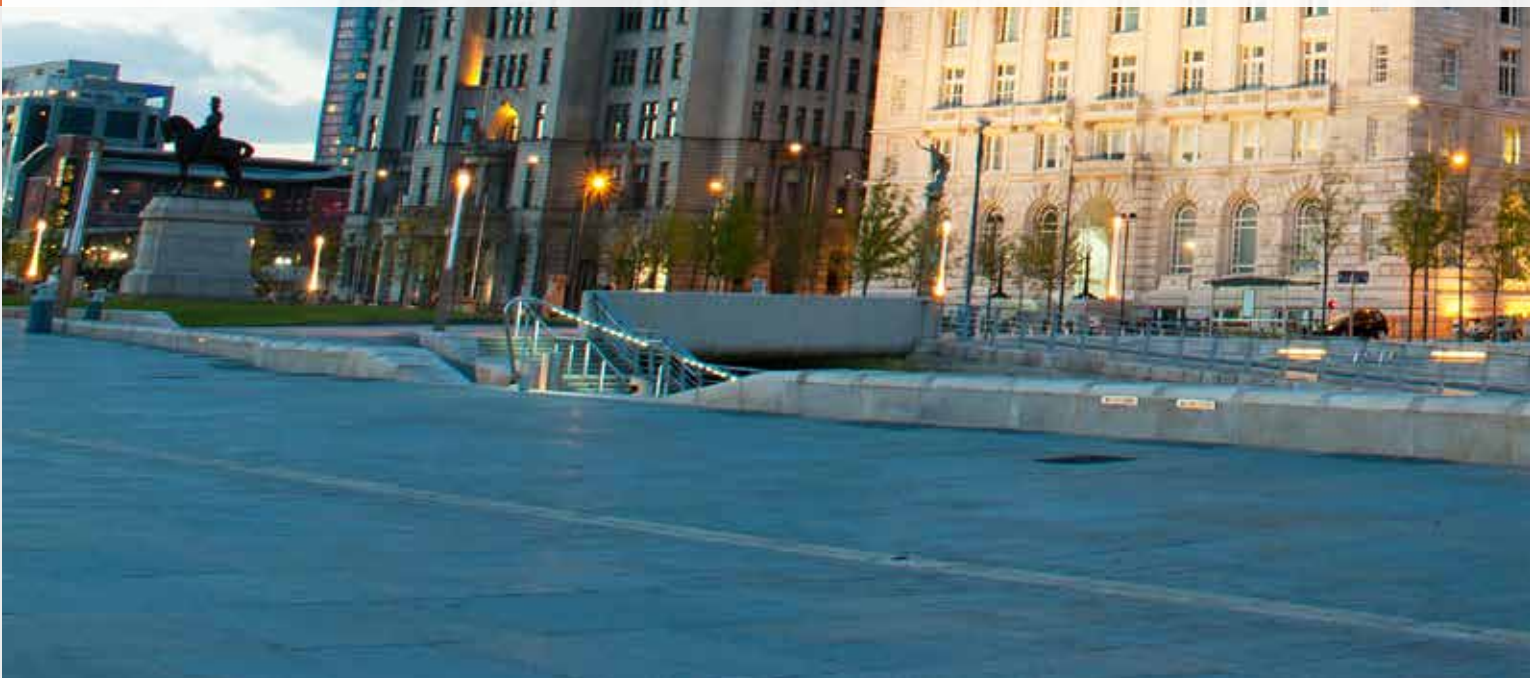
The UK's buy-to-let market is thriving. In recent years, the market has seen a seismic shift from London to more regional cities like Liverpool and Manchester. The private rental sector is burgeoning in the current climate, as rising unaffordability for first-time buyers means that more and more people are forced into the Private rental sector. Because of this, demand for housing is rife, with tenants searching for high-quality furnished accommodation as an alternative to home-ownership.

Research indicates that Liverpool is one of the strongest rental markets outside the capital, thanks to a severe shortage of new-build stock for at least the past five years. Consequently, there has been a surge in buy-to-let investments in Liverpool of late, with investors drawn

to the high yields and low void periods that come with owning an investment property in such a sought-after rental location.

In the wake of rising rental demand, the buy-to-let market has also enjoyed a huge boost in recent years, as purchasing a buy-to-let property is once again viewed as a way to generate a positive cash flow on your investment. Landlord confidence is at an all-time high, thanks in large part to the excellent levels of income generated not only from rent but also from capital appreciation gained on the property from the outset. Savvy investors are keen to capitalise on prime regional markets like Liverpool, which offers competitive yields and high demand.

6



“

Liverpool is one of the strongest rental markets outside of London

”



ABOUT LIVERPOOL

Liverpool is one of the UK's major cities. Known for its coveted status as a former 'Capital of Culture', Liverpool has grown in popularity and esteem in recent years, so much so that over the last decade the city was the fastest-growing in the country. Furthermore, the city has benefitted from an abundance of multi-million-pound regeneration schemes that have completely transformed the area into a global destination, all of which have significantly boosted the local economy.

Therefore, it is not surprising that the private rented sector in Liverpool has risen in tandem with the area's burgeoning popularity. In the past 10 years, Liverpool has seen its population grow by 5.06% to 470,780, but the area has recently found itself suffering from the country-wide lack of housing, with less than two thirds

(64%) of the homes the region needs actually being built. So it is in this period of high demand and low supply for housing that, according to the National Housing Federation, private rental costs across Merseyside are predicted to continue to rise, with growth predicted to reach as high as 22% by 2021.

From a buy-to-let perspective, Liverpool is a very lucrative opportunity based on the trajectory of growing rents and rising demand. As of 2013, Liverpool was named in the Telegraph's 'Top 10 Buy-to-Let Hotspots', with rental yields on average 6.57%. Since then, the region has gone from strength to strength, with investors even more drawn to all that Liverpool has to offer, from excellent investment returns to its vibrant and dynamic city life.

“

A quiet revolution is underway in the Liverpool area and across the country, as Growth Deals signal the death of the culture where Whitehall calls the shots. I've seen for myself the difference it makes to give Merseyside more power over skills, business support and infrastructure spending.

”

Deputy Prime Minister, Nick Clegg





THE FACTS

- ▶ According to the Land Registry, the average price of a home in Merseyside is £105,780 - (40.4%) less than the average in England and Wales
- ▶ Liverpool city, where the average home costs just £95,495 despite a 5.2% rise over the past 12 months, remains 23.3% down on its 2007 level
- ▶ There has been an influx in investment taking place in Liverpool of late, from iconic infrastructure like Liverpool ONE to significant investment into the area's student property market
- ▶ Knight Frank have estimated that around 3,040 new homes are now being built in Liverpool, with a further 2,202 having already secured planning consent and awaiting construction
- ▶ Approximately 52,000 students attend colleges and universities in Merseyside
- ▶ Liverpool has a large young professional populace-just over 42% of Liverpool's population is aged under 30 (5% above the 37% average)



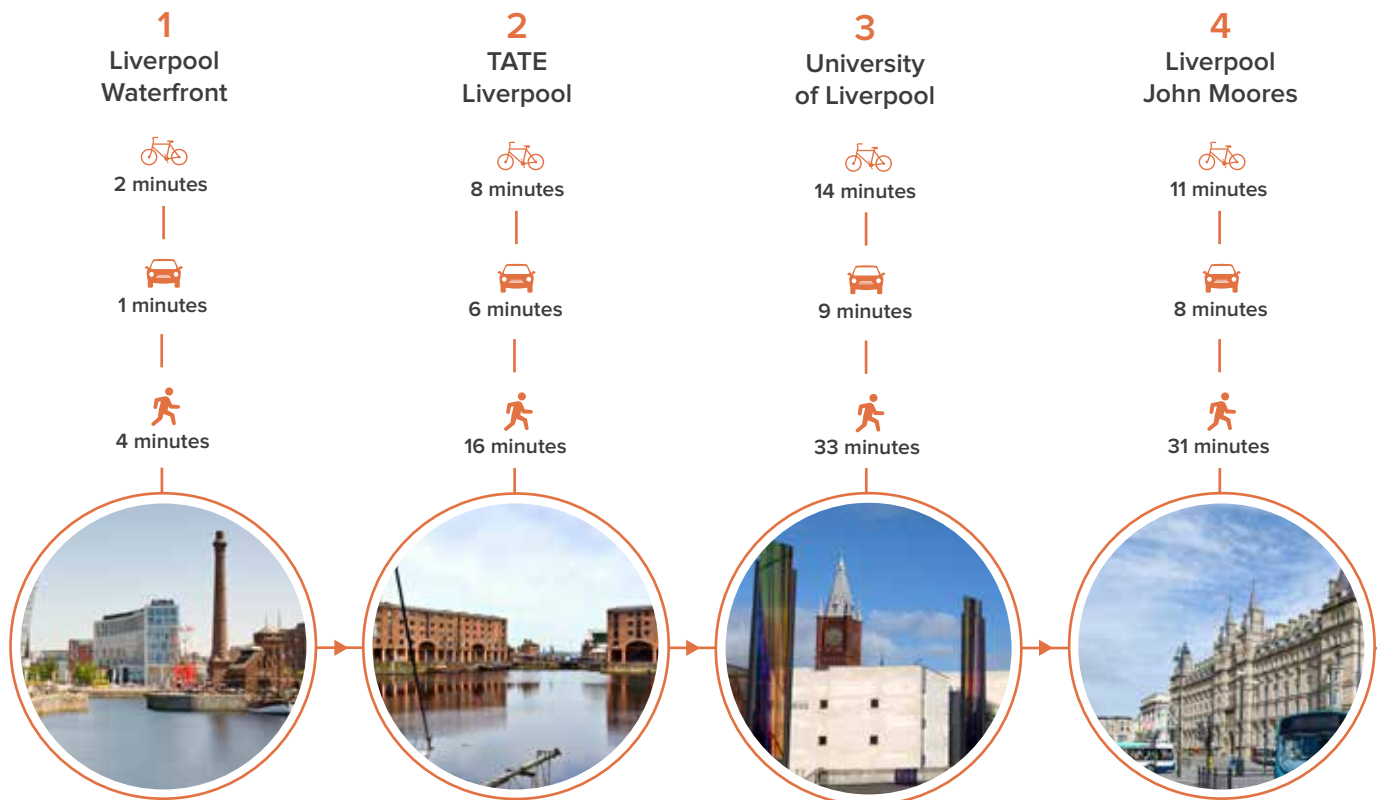
LOCATIONS & DESTINATIONS

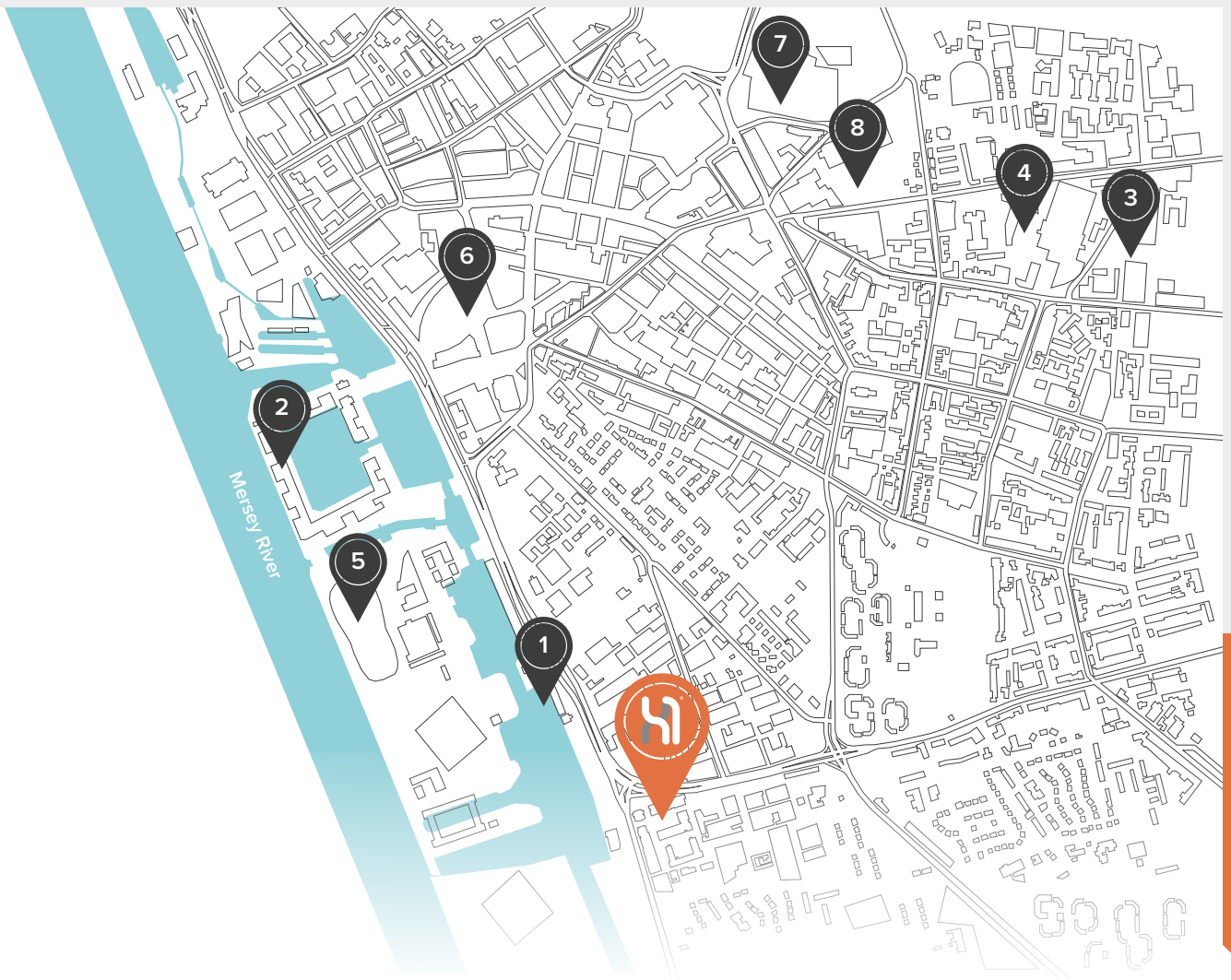
In addition to its thriving rental and buy-to-let market, Liverpool also boasts a large regional economy, of which tourism contributes in excess of £3.64bn every year thanks to the vast array of tourist attractions and amenities on offer.

A jewel in Liverpool's crown is the iconic Albert Dock, a collection of listed buildings along the River Mersey that has fast gained a reputation as the most visited multi-use attraction in the UK outside of London. This development plays host to a selection of bars, restaurants and cultural places of interest, all set against a beautiful waterfront backdrop. Furthermore, new additions to the city's infrastructure include the

newly-created Liverpool ONE, the largest open-air shopping complex in the UK, the likes of which has allowed Liverpool to skyrocket in popularity since its completion in 2008.

Capitalising on the city's vast cultural resonance, Liverpool is proud of its heritage in arts, football and music, boasting a plethora of museums and art galleries, two Premier League football teams, as well as being the iconic home to one of the most famous British bands in the world, The Beatles. In such a large and diverse city as Liverpool, there is something to appeal to every taste, budget and inclination.





5
Echo
Arena

-  7 minutes
- |
-  4 minutes
- |
-  14 minutes



6
Liverpool
ONE

-  8 minutes
- |
-  5 minutes
- |
-  15 minutes



7
Liverpool
Lime Street

-  10 minutes
- |
-  8 minutes
- |
-  26 minutes



8
Liverpool
Central Station

-  9 minutes
- |
-  5 minutes
- |
-  21 minutes



* Average journey times shown in relation to walking distance from The Terrace at X1 The Quarter



UNITED KINGDOM
PROPERTY
AWARDS
DEVELOPMENT

in association with

GAGGENAU

★★★★★

BEST RESIDENTIAL
DEVELOPMENT
MERSEYSIDE

X1 The Quarter
by X1 Developments

2014-2015



Located in the heart of Liverpool, X1 is one of the North West's premier development companies. Dedicated to meeting and exceeding the needs of investors from the UK and overseas, the company offers exceptionally high quality investments in both the residential and student accommodation sectors. All of its projects have been selected and overseen by individuals that pride themselves in possessing unrivalled knowledge, experience and background in the product, market sector and location.

Look at a snap-shot of
X1 's vast portfolio

12

X1 Eastbank Manchester

In Construction!

111 luxury apartments offering 6% assured NET rental returns for the first year



X1 Liverpool One Liverpool

In Construction!

133 studio apartments, offering 7% assured NET rental returns for the first 3 years



X1 offers an exciting portfolio of real estate investments in the major northern cities of Liverpool and Manchester. Examples of their portfolio include the award-winning £50m development X1 The Quarter scheme, a five-phase project located in Liverpool's waterfront quarter, in addition to the highly popular X1 Salford Quays Phases 1, 2, and 3, found on the border of MediaCityUK. All three phases in the Salford Quays scheme, with a total value of over £21m, were completely sold out within months of being released, and Phase 1 is now successfully 100% let.

Moreover, X1 also offers a specialist follow-through service via its sister company X1 Lettings, which carries the same high level of expertise in order to manage and protect their clients' long term investments.

With an average expected NET return of 6% and more, X1 is THE company for anyone looking to invest.

X1 The Exchange Manchester

In Construction!

140 spacious apartments offering 6% assured NET rental returns for the first year



X1 The Studios Liverpool

In Construction!

225 double bedroom studio apartments, offering 7% assured NET rental returns for the first 5 years



FAQ'S

▶ **Are there tenants in place?**

No, The Terrace at X1 The Quarter is a new-build development which will be furnished to the highest of specifications and will be ready to accept tenants in Q3 2016

▶ **When is my rental income paid?**

Quarterly in arrears, direct into your bank account from completion

▶ **Can I receive finance on the development?**

There is currently no finance offered by the developer

▶ **Are there any restrictions if i want to sell?**

No, The Terrace at X1 The Quarter is a residential development so you are free to sell your apartment on the open market as a buy-to-let apartment





PURCHASE PROCESS

- ▶ Speak to your designated property consultant
- ▶ Choose your perfect apartment and pay the deposit
- ▶ Both sets of solicitors are instructed, and the legal documents and sales pack sent out to you
- ▶ 25% of the balance is payable upon exchange of contracts
- ▶ Six months into development, 10% of the balance is due
- ▶ Remaining balance payable upon completion of the development

Speak to a Property Consultant today to reserve your apartment!

“

I am delighted that the project finished on time and that you had it 100% let from day one. I am pleased that my husband and I decided to go ahead with this venture.

”

Mrs Susan Harris, X1 Property Investor

THE
TERRACE
AT X1 THE QUARTER



The information contained within this document is intended as a general guide. This information does not constitute an offer or a contract and we (or anyone in our company) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms contained within. Any intending investor must satisfy themselves as to the correctness of any of the statements, plans or images contained within. Images are for representational purposes only. The content contained within is correct adhering to the previous statement at the time of publishing.