



ORCHID POINT

The Printhouse, Block D

Manchester, UK





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CITY LIVING: MANCHESTER

Manchester is the UK's third largest urban economy. Famed for its music venues, shopping, Premiership football clubs, and architecture, the diverse social scene in Manchester and its surrounding areas has enabled the city centre to become one of the most sought-after addresses in the country.

Home to over half a million people, it is a city whose population has out-grown its current housing supply and is in serious need of new stock, making way for a host of new investment as the construction industry begins to pick up pace.

Manchester Airport is the second largest airport in the UK and carries more routes than London Heathrow Airport. It is a hub for other great Northern cities like Liverpool, Bradford, Birmingham, London and Glasgow. Internationally, starting from December 2014, there are direct scheduled flights from Hong Kong to Manchester, and the journey only takes about 13 hours .

Distance to Nearest Cities

Liverpool	34 Miles
Bradford	46 Miles
Birmingham	86 Miles
London	200 Miles
Glasgow	210 Miles

**The Greater Manchester area is
the second most populous urban
area in the United Kingdom
with a population of
more than 2.55 million.**





Cathay Pacific & Virgin Atlantic
Flight Duration: 13 Hours, 4 days per week start from December 2014

CITY LIVING: MANCHESTER

Being located in the centre of England, Manchester is the second most visited city after London.

Manchester provides everything tourists want to see, from high street fashion to authentic cuisine, not to mention the world-famous football culture and the growing financial district!

Almost
One Million
Visitors
in 2013

(Source: VisitBritain
Travel Agency)

Arndale Shopping Centre

Manchester is a 'shoppers' dream, with all the high street brands and eminent designer shops a person could desire.



Old Trafford Stadium

Manchester is home to two premier league Football Clubs, Manchester City and Manchester United. The city can be confident of its sporting prowess and regularly host events at the stadium.



Spinningfields

It is the designated business district in the city centre with RBS, Barclays, HSBC & Deloitte. Also, a home to a high end retail units such as Armani and Mulberry, famous restaurants, beer gardens and expensive cocktail bars.

According to the statistics from Eat Out Magazine in UK, footfall, keep in the evening after work hours has increased, and revenue from retail and leisure in Spinningfields has risen from £10 million in 2008 to £50 million in 2014.



Opportunities in Manchester

According to BBC survey, “Manchester is the capital city of choice after London” .

01

Fast Growing City

Within the UK, Manchester is seen as the new regional super power. With comprehensive city development plans and large projects like NOMA Regeneration Area, Salford Quays MediaCity (2nd largest in Europe), Citylabs and First Street South create ten thousands of job opportunities for locals and foreigners. Apart from projects, there are approximately 2,000 international firms being based in the city. More than 31.4% of all employees are working in banking, finance and insurance industries.

These give rise to strong demand of quality accommodation.

02

Strong Housing Price Ascend

Manchester is the number 1 city for house price growth in the UK (Nationwide, a leading Bank in the UK) with prices grew by 21% in 2013. This is even more than London which grew at 15%. Greater Manchester is home to more multi-millionaires than anywhere outside London. In 2013, it was the lowest level of house building since 1920s and led to extreme shortage.

Investor is likely to enjoy the price hike in the coming years.

03

Large Student Population

Manchester is home to three leading Universities (The University of Manchester, Manchester Metropolitan University and University of Salford Manchester) with a student population around 98,000. The welcoming, accessible and multicultural environment of the city attract students from all over the world every year.

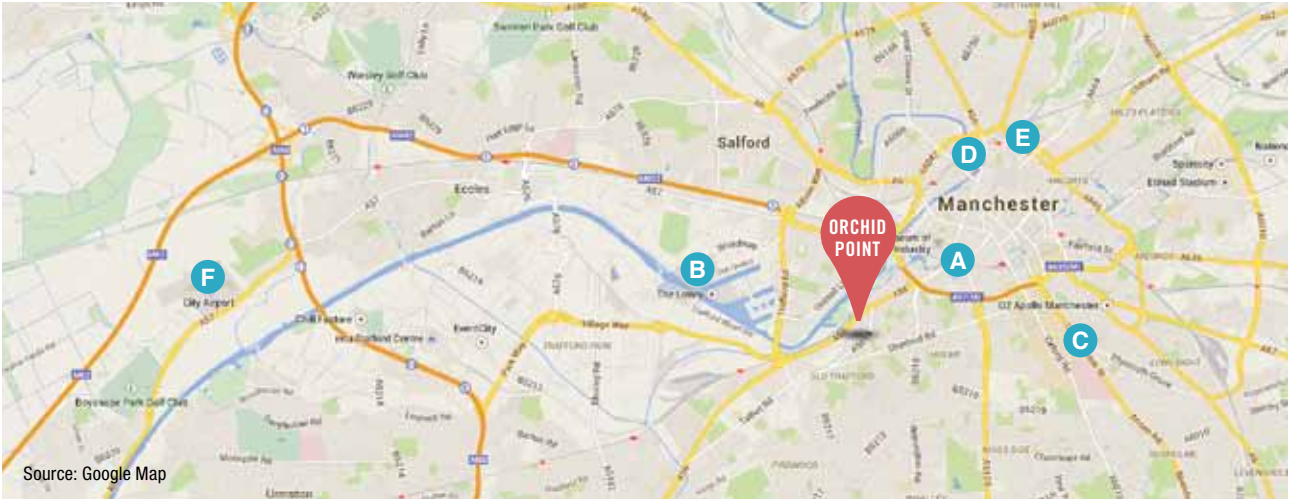
Student housing remains to be the most resilient demand in many years to come.



01

Fast Growing City

Key Developments



A First Street

8 mins

- A major city centre mixed-use development
- New major food store and short term home of Manchester Town Hall
- New hotels, restaurants, bars and shops within City Council
- Adjacent to Oxford Road, Deansgate mainline stations, GMEX metro link and the inner ring road



B MediaCityUK

7 mins

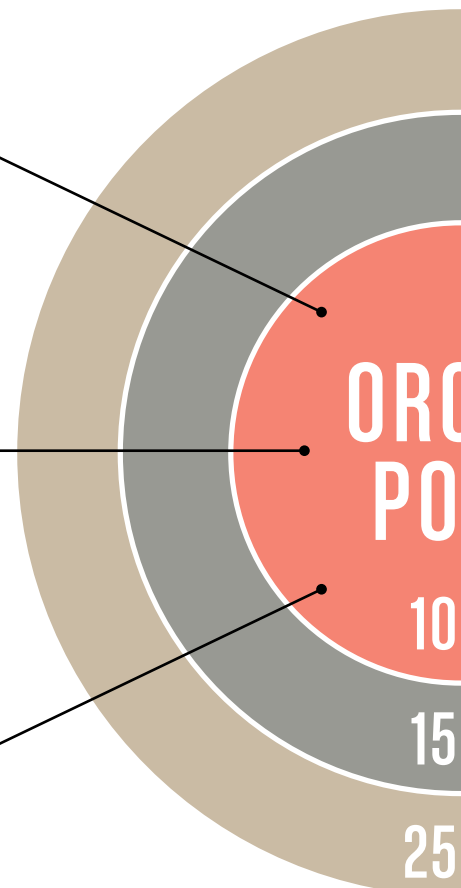
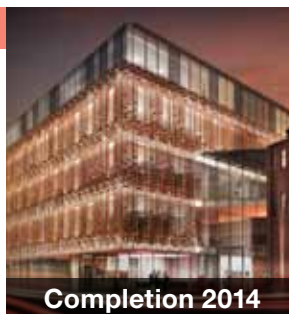
- 200 acres (81 ha) mixed-use property development site
- It is being developed by Peel Media, and its principal tenants are BBC, the Studios, ITV and University of Salford
- By 2030, it is estimated that there will be nearly 30,000 employees in the area

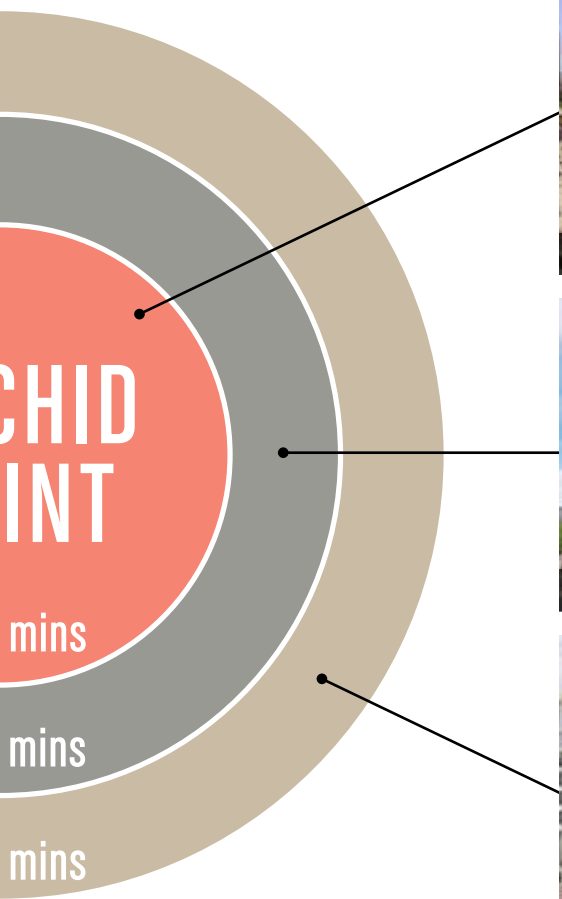
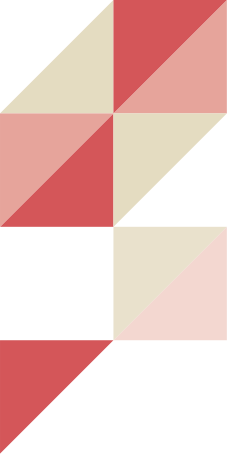


C Citylabs

10 mins

- A new concept in high-specification flexible office and laboratory space; set right in the heart of Corridor Manchester, the city's 'Knowledge Quarter'
- It sits within Europe's largest clinical and academic campus, made up of Central Manchester University Hospitals NHS Foundation Trust and The University of Manchester





Completion 2029

D Greengate

11 mins

- It encompasses the historic core of medieval Salford, across the River Irwell to Manchester
- It also includes the site of Exchange Railway station, renowned for having the world's longest railway platform



Completion 2029

E NOMA

15 mins

- Lead by The Cooperative Group, one of the UK's largest retailers
- 20 acres of land is to be redeveloped into a new quarter for business, retail and residential opportunities
- 1st stage of redevelopment is completed with the Co-operatives new office, the NOMA building, being officially opened in 2003 by The Queen



Completion 2016

F Airport City Manchester

25 mins

- A proposed £800 million expansion of Manchester Airport
- To stimulate the economy by creating on-site logistics, manufacturing, office and leisure facilities
- The first airport in the UK to build an airport city

01

Fast Growing City

MediaCityUK

Predicted nearly 30,000 people will work in MediaCityUK by 2030.



BBC

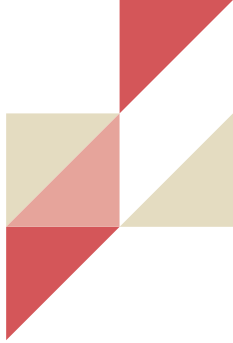
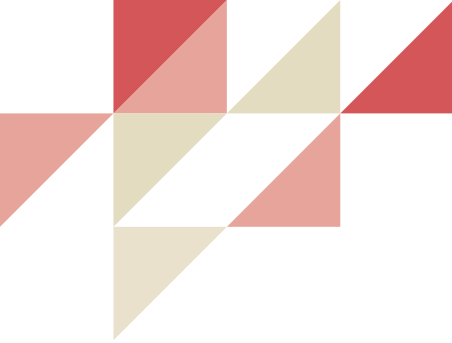
The BBC has been operational at MediaCityUK since 2011, producing thousands of hours of content for television, radio and online. Around 2,700 staff work in there now.



The Studios

The Studios at MediaCityUK are the most advanced HD facilities in Europe, located at the heart of a comprehensive and flexible production environment.





ITV

ITV moved its northern HQ to MediaCityUK in 2012. It is also building a bespoke production centre for Coronation Street on Trafford Wharf next to Imperial War Museum North.



University of Salford

More than 1,500 students will be able to take advantage of a unique digital learning centre, teaching and research space at the very heart of MediaCityUK.



01

Fast Growing City

Airport City Manchester

Airport City Manchester is a proposed £800 million expansion of Manchester Airport. The first airport in the UK to build an airport city.

Airport will increase the passengers number to 36 million by 2030.



NOMA

NOMA is creating a mixed-use location in the centre of the city with real community at its heart. A place to live and work; create and innovate; a place that captures the soul of one of the world's greatest cities.



02

Strong Housing Price Ascend

Buy-to-Let Hotspot: Manchester

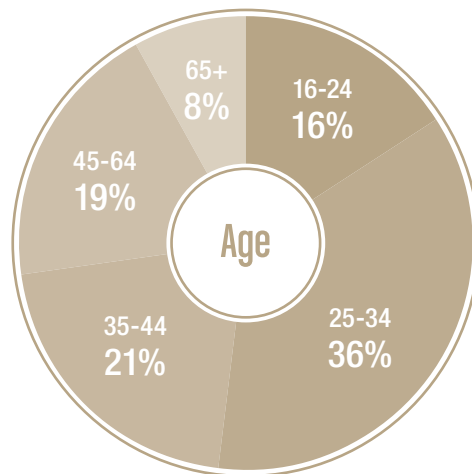
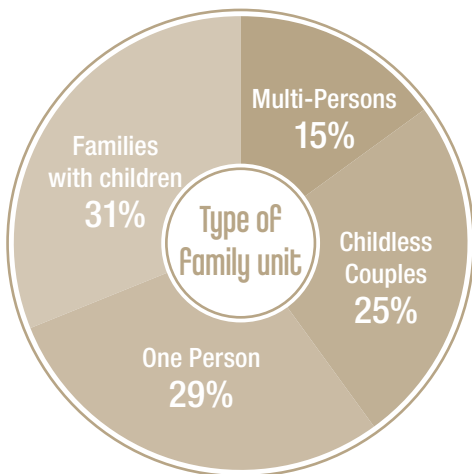
“With larger amounts of jobs generated by the recent developments and property prices in Manchester seeing a rise in recent years, the middle class regeneration and we expect to see increased desirability in the area with demand and prices rising accordingly” Russell Quirk, founder of online estate agency eMoov.co.uk.

- Rental demand for city centre living is the highest its ever been
- Housing supply at 100 year low
- 29% of population living in private rentals
- Expected 25% population growth over next 5 years (Market Oracle)
- Offer some of best yields in the country up to 7% (Nationwide)

Over
7%*
Yield

Who are Today's Tenants?

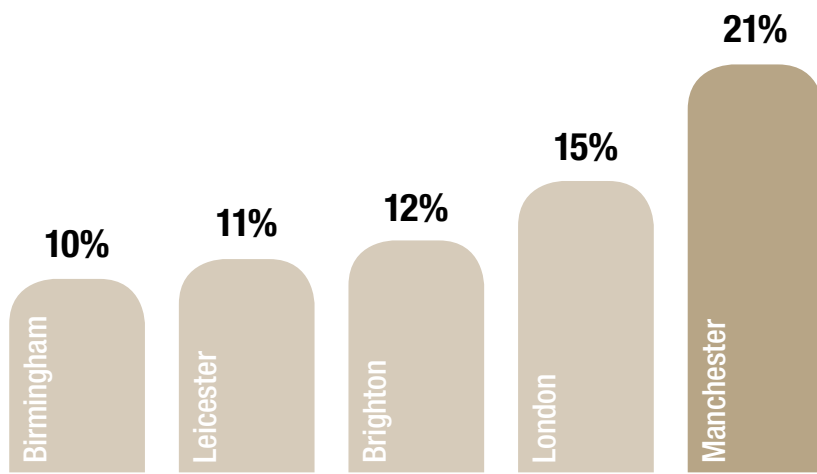
(Source: Jones Lang Lasalle)



- Manchester has a young population with an average age of 27
- Majority of the family units in Manchester are one person, multi-persons and childless couples. There is high potential for private rentals

House Prices Soar in Greater Manchester

(Source: Nationwide)



UK's No.1 City for House Price Growth in 2013

Buying a residential unit in Manchester means you will benefit from both excellent annual yield and capital growth. Manchester is the number 1 city for house price growth in the UK with price growing by 21% while London only securing 15%.

HSBC named it as a 'Top 2 Buy-to-Let hotspot' in the country, showing a gross rental yield of 7.98%.

(Source: The Telegraph 2014)

Rank	Location	Housing Privately Rented (%)	Average House Price	Average Monthly Rent	Gross Rental Yield (%)
1	Southampton	23.42	£143,011	£1,040	8.73
2	Manchester	26.85	£104,244	£693	7.98
3	Nottingham	21.64	£86,000	£550	7.67
4	Blackpool	24.16	£77,899	£495	7.63
5	Kingston upon Hull	19.02	£68,243	£425	7.47
6	Coventry	19.02	£110,029	£650	7.09
7	Oxford	26.11	£254,514	£1,489	7.02
8	Portsmouth	22.28	£146,709	£795	6.50
9	Liverpool	21.75	£91,175	£494	6.50
10	Cambridge	23.91	£185,414	£1,001	6.48

03




Large Student Population

City of the World-Class Education

There are three main education institutions in the city, with a combined population of around 98,000 students, making it one of the most popular places to study in the country.

Manchester Metropolitan University, the University of Manchester and the Royal Northern College of Music can all be found within walking distance of each other on Oxford Street in the city centre, forming one of Europe's largest urban higher education precincts, contributing a massive boost to the local economy.

Manchester has the largest student population in Europe

38 th	The University of Manchester In the 2014 Academic Ranking of World Universities, Manchester is ranked 38th in the world and 5th in the UK Number: 39,165 6 mins from Orchid Point	 The University of Manchester
89 th	Manchester Metropolitan University 89th in the world Number: 34,490 8 mins from Orchid Point	
91 th	The University Of Salford 91th in the world Number: 19,890 7 mins from Orchid Point	

High Demand from Employers in the UK

According to the research by High Fliers which specializes in student and graduate research, Manchester universities are among **TOP 2** targeted by Britain's top graduate employers in 2013-2014

Universities Targeted by the Largest Number of Top Employers in 2013-2014

(Source: The Times & Sunday Times Good University Guide 2014)

1	Nottingham	9	London Imperial College	17	Newcastle
2	Manchester	10	London University College	18	Exeter
3	Cambridge	11	Birmingham	19	Southampton
4	Oxford	12	Durham	20	Strathclyde
5	Bristol	13	Sheffield	21	York
6	Bath	14	Loughborough	22	London King's College
7	Warwick	15	Edinburgh	23	Glasgow
8	Leeds	16	London School of Economics	24	Liverpool

University of Salford MANCHESTER

More than 1,500 students in University of Salford Manchester will be able to take advantage of a unique digital learning centre, teaching and research space at the very heart of MediaCityUK. Students can take advantage of everything this fantastic city has to offer!



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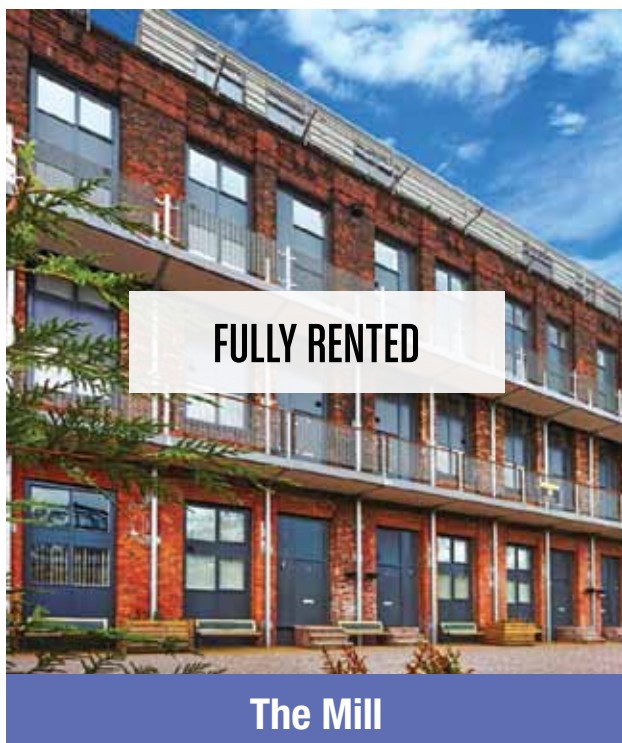


ORCHID POINT APARTMENTS

Orchid Point is the complete refurbishment of a stunning 19th century industrial mill and print works.

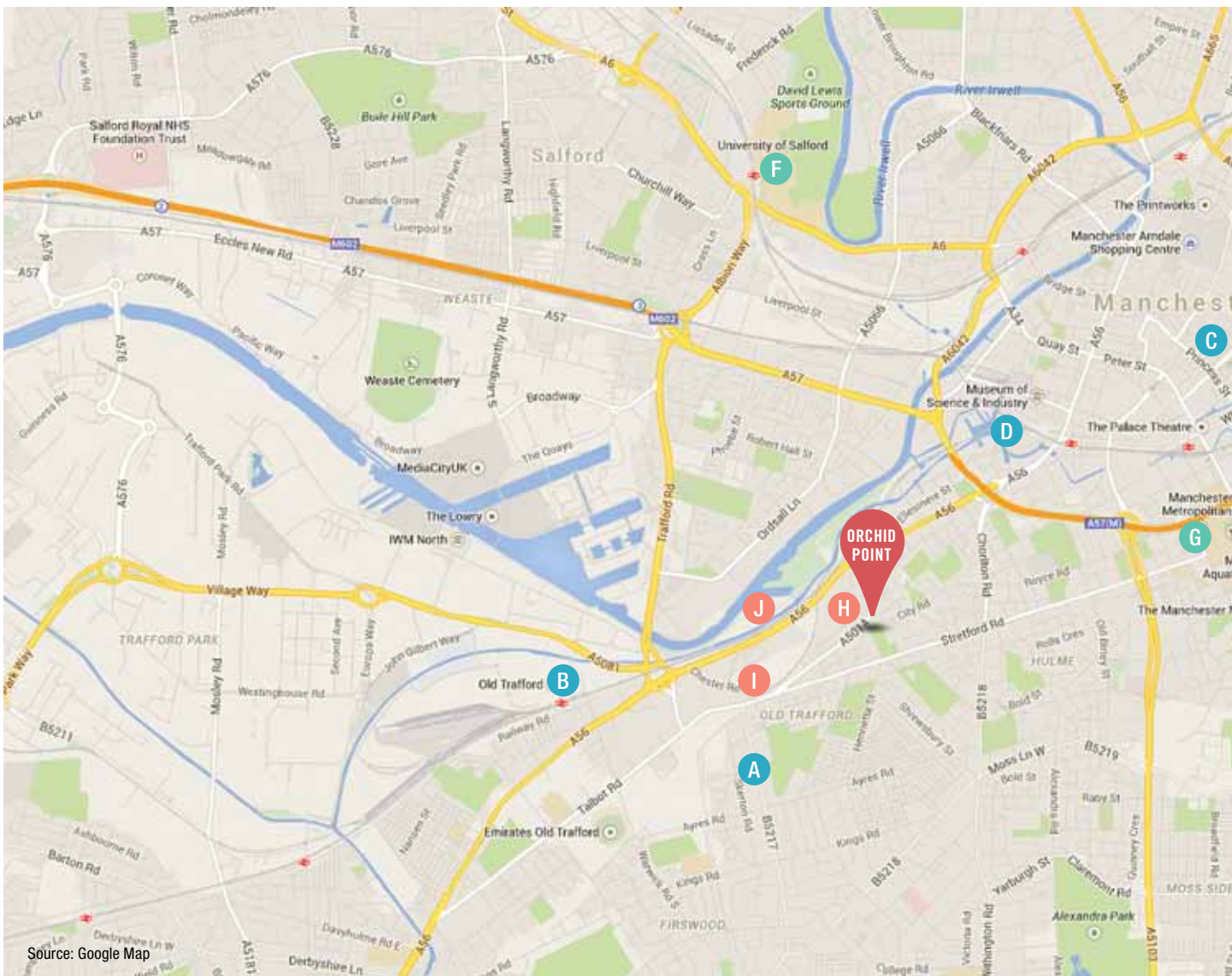
Now a variety of one, two and three-bedroom apartments and two-bedroom penthouse suites, these contemporary units are completed to the highest specification, over a few phases.

This £30 Million scheme is a reminder of Manchester's rich heritage as a world-leading industrial district, and a reflection of the city's development into a thriving, metropolitan hub.





Location & Proximity





ATTRACTIONS

A	Grocery Store	0.6 miles	3 mins
B	Old Trafford Stadium	1.6 miles	5 mins
C	Chinatown	2.0 miles	8 mins
D	City Centre	2.0 miles	8 mins

EDUCATIONS

E	Manchester University	1.6 miles	6 mins
F	Salford University	2.1 miles	7 mins
G	Manchester Metropolitan University	2.0 miles	8 mins

TRANSPORTATION

H	Bus Station	0.1 miles	1 min
I	Tram Station	0.4 miles	2 mins
J	Train Station	2.0 miles	9 mins

Specifications

Internally, all apartments comprise of:

- Kitchen featuring integrated hob, fridge, freezer, sink and worktop area
- Open plan living area
- En-suite shower room & family bathroom with boutique styling and designer fittings
- Master suite
- Optional furniture pack including; beds, wardrobe units, bookcase, sofa, dining table and chairs*
- Secure entrance doors

On-site car parking facilities are also available at an additional cost of £10,000.

Average internal dimensions of unit types

1-Bedroom	Average Size
Approx. Living Space	46 sq.m
Ceiling Height	2,425 mm

2-Bedroom	Average Size
Approx. Living Space	60 sq.m
Ceiling Height	2,425 mm

2-Bedroom Executive	Average Size
Approx. Living Space	79 sq.m
Ceiling Height	2,425 mm
Balcony	17 sq.m





Example Floor Plan 2 Bed Apartment



Specifications

Interior Finishes

- Industrial floor paint with non slip rubber nosings to corridor/stairs
 - Barrier range contract matting to lobby
 - Wood effect laminate flooring to entrance
 - Solid fire rated doors with Dulux grey finish and polished chrome handles
 - Matt white painted ceiling finishes and walls in Dulux soft white finish
 - Skirting and architraves in Dulux satin white finish
 - Double glazed windows throughout
 - Door entry system with two way speech facility and call panel
-

Bathrooms

- White Vitreous enamel coated steel bath
- Wall mounted chrome shower head over bath with flexi hose
- Deck mounted chrome thermostatic bath/shower mixer tap
- Electric vent heater by Vent Axia above door
- Chrome siderail kit and clear glazed shower screen with polished chrome frame
- White Vitreous china wash-hand basin with semi-pedestal
- White Vitreous china WC with dual action push flush
- Leico Atlas polished chrome taps throughout
- Large format wall tiling in beige to length of bath, half height to remaining perimeter
- Contemporary ceiling lighting pendant fitting
- Ventilation ceiling mounted extractor fan
- Sandstone coloured vinyl sheeting flooring





Kitchens

- Contemporary Technik Oak kitchen
- Wall mounted and base units
- Standard stainless steel finish, or similar, undermounted sink with double drainer and polished chrome mixer taps
- Fitted worktop and splashbacks
- Free standing oven with integrated 4 ring induction hob
- Large format ceramic floor tiles in 4 colour options

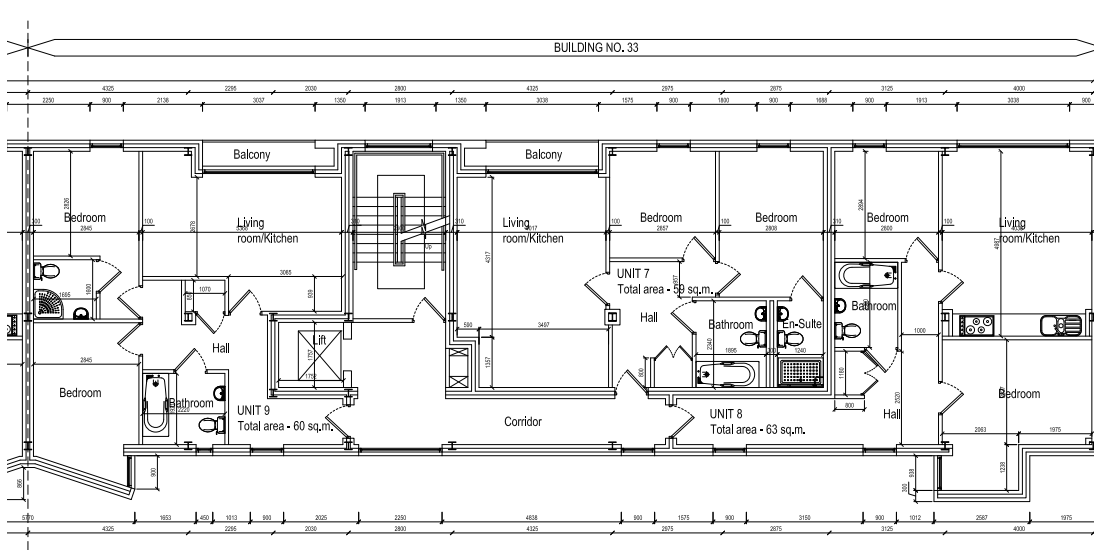
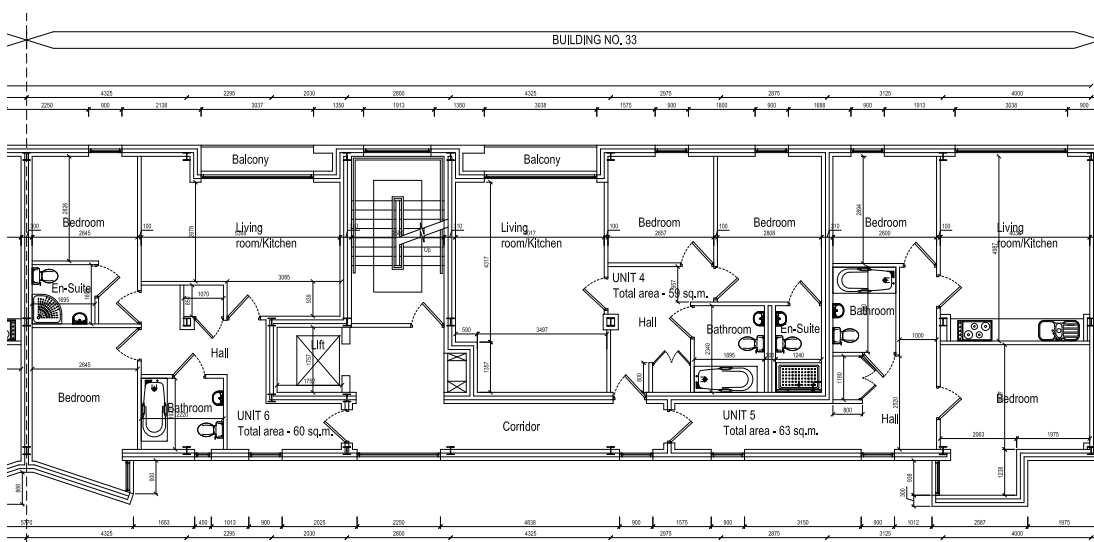
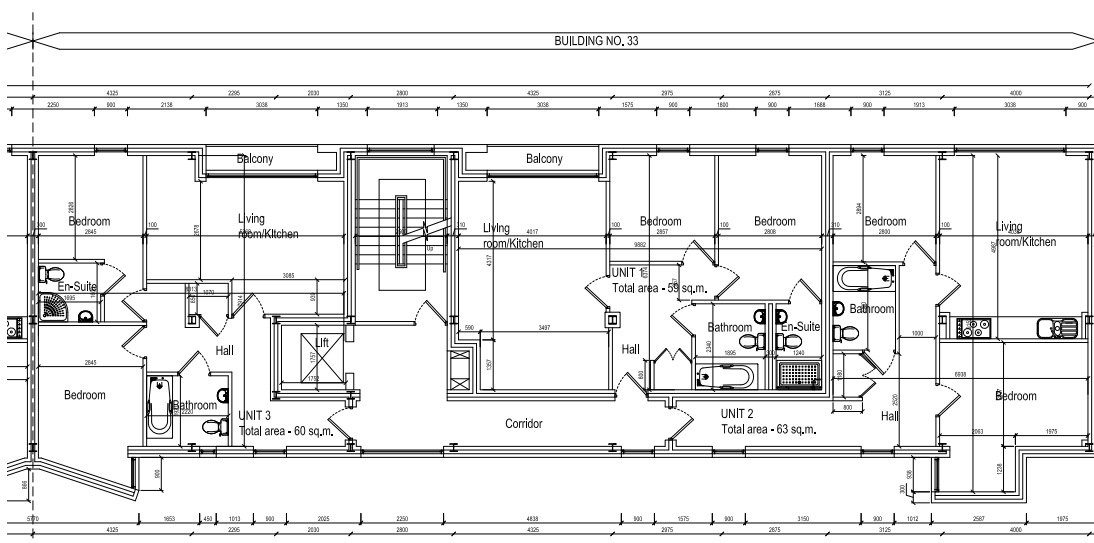
Parking and External Finishes

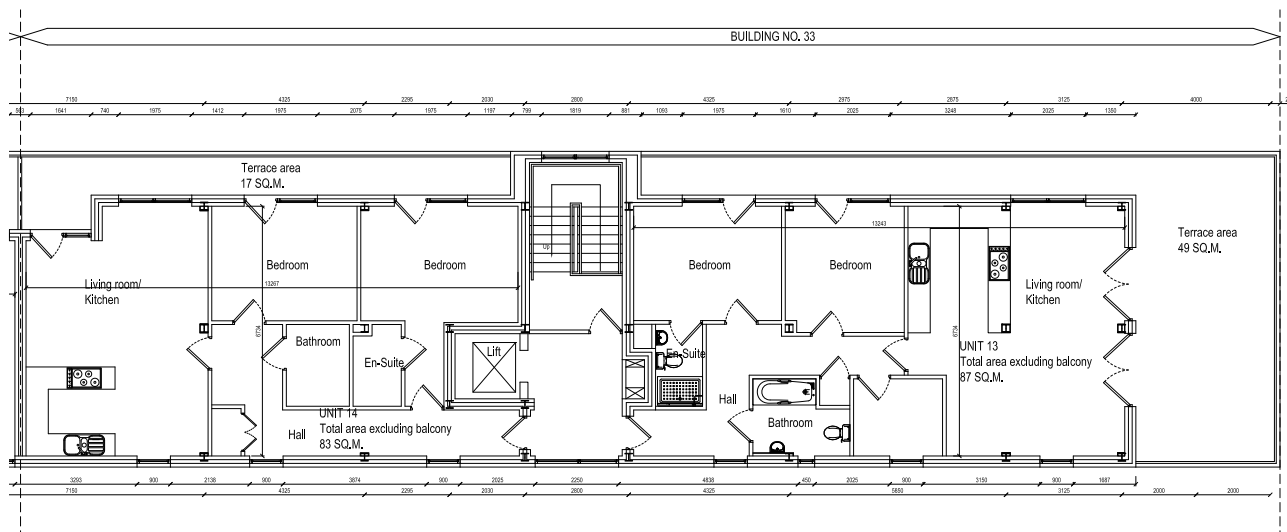
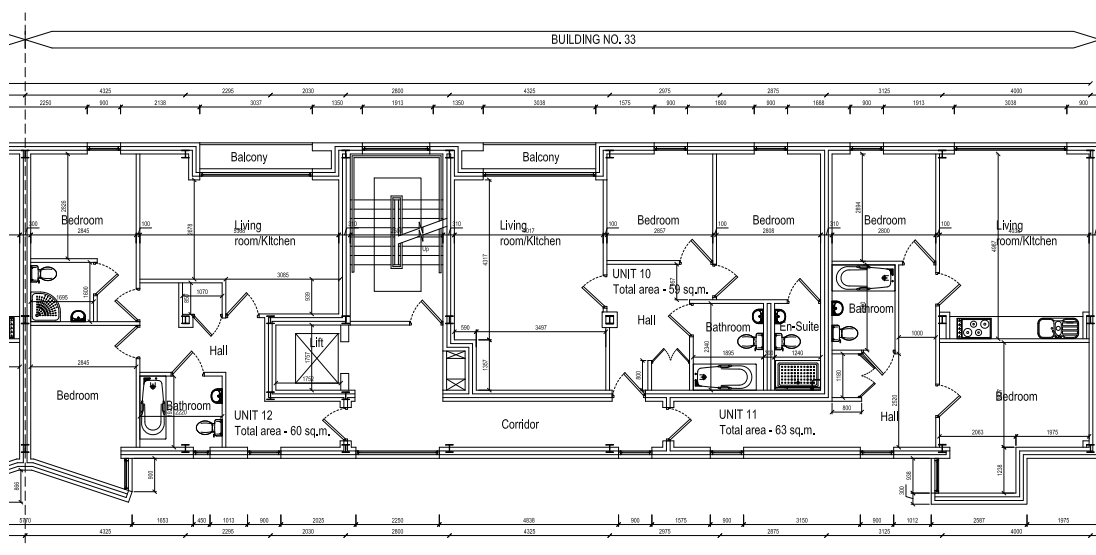
- Car spaces available at an extra cost subject to availability
- Soft landscaping to surrounding car parking area
- Perimeter fencing with external metal paint finish
- 8 Person passenger lift with stainless steel finish and interior mirror wall

Bedrooms/Halls /Living Rooms

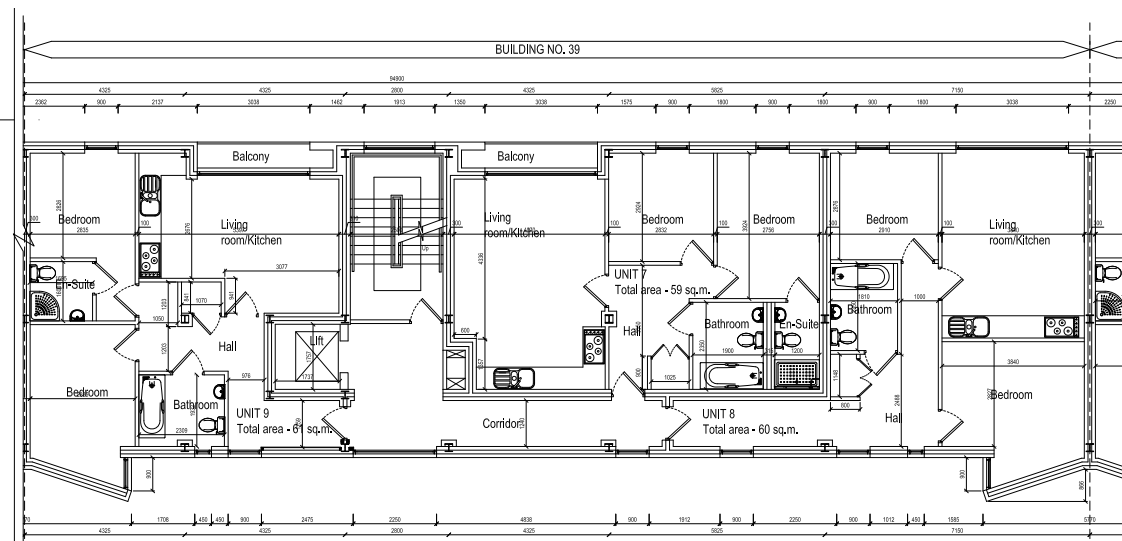
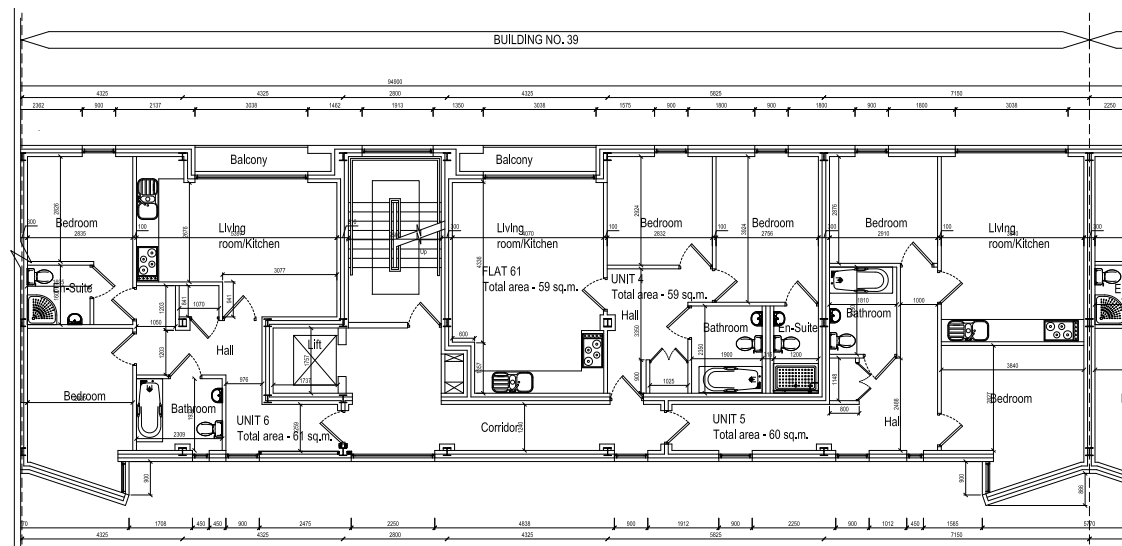
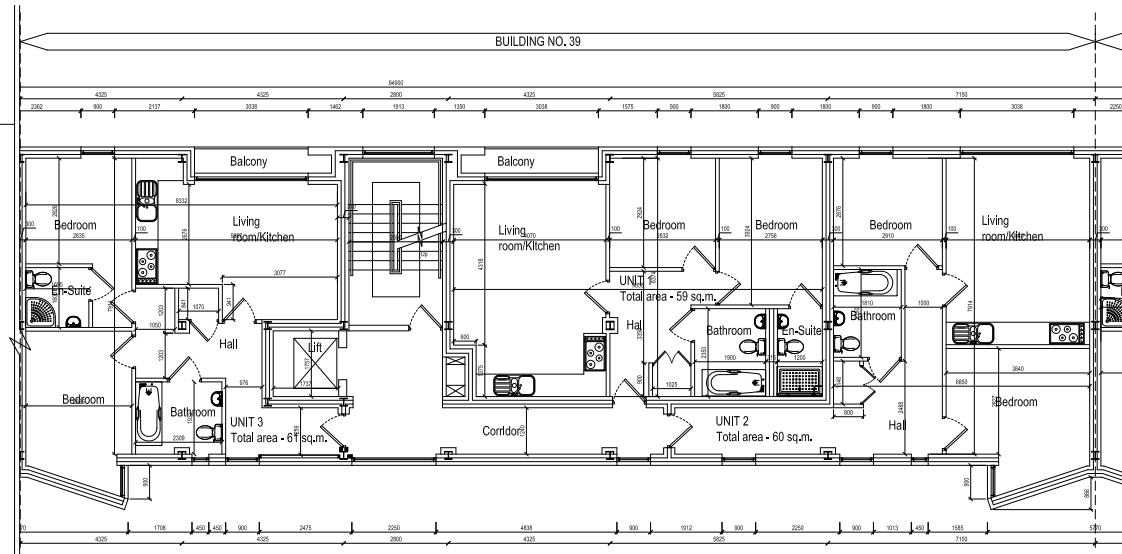
- Fitted carpet in neutral off white
- Pre-wired for BT and broadband; Freeview, SKY and DAB radio services available

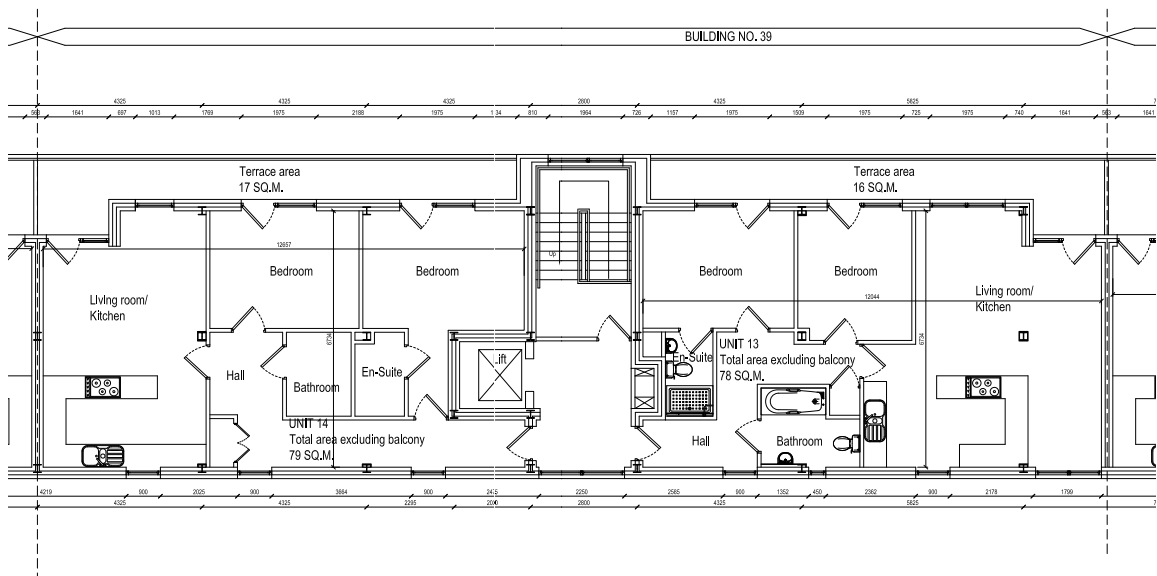
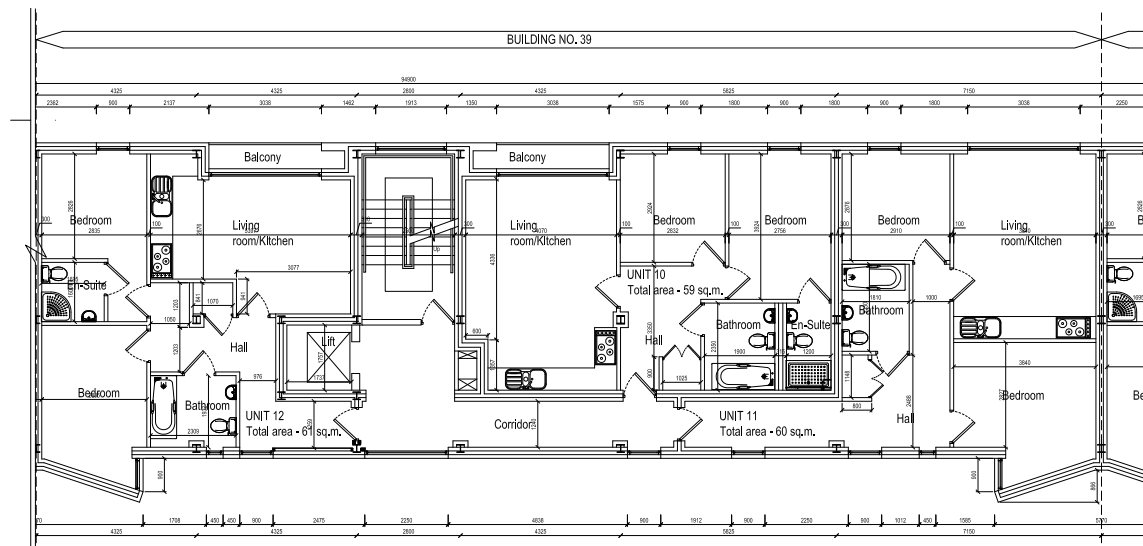
Floor Plan - Building No.33



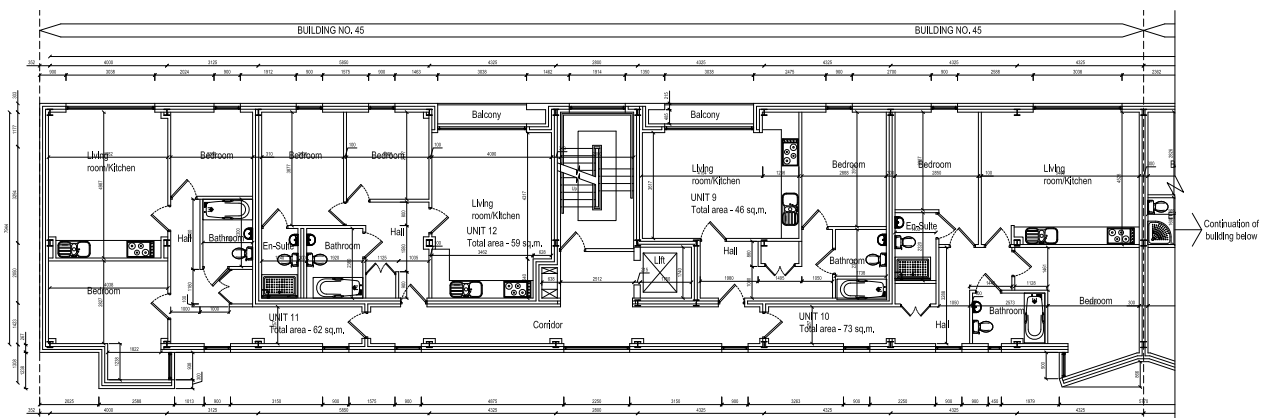
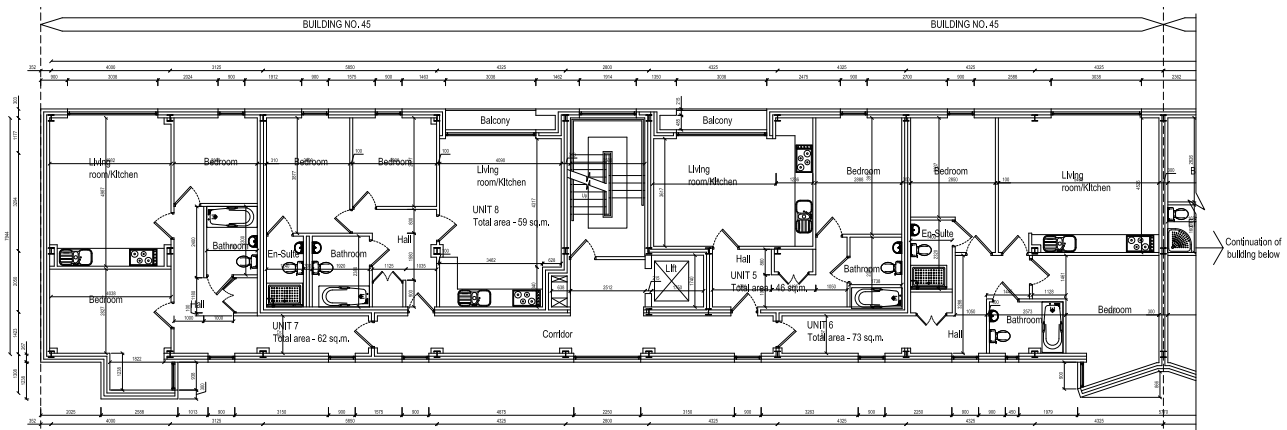
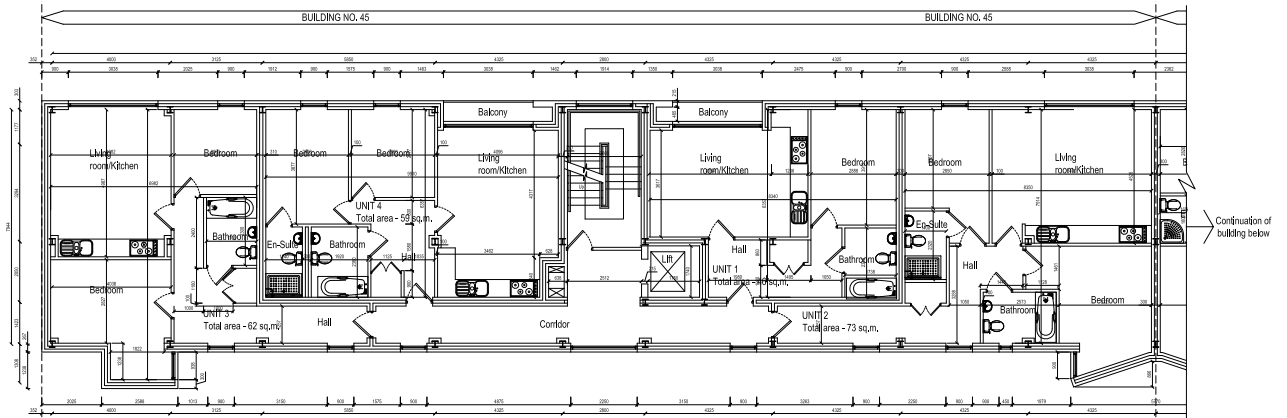


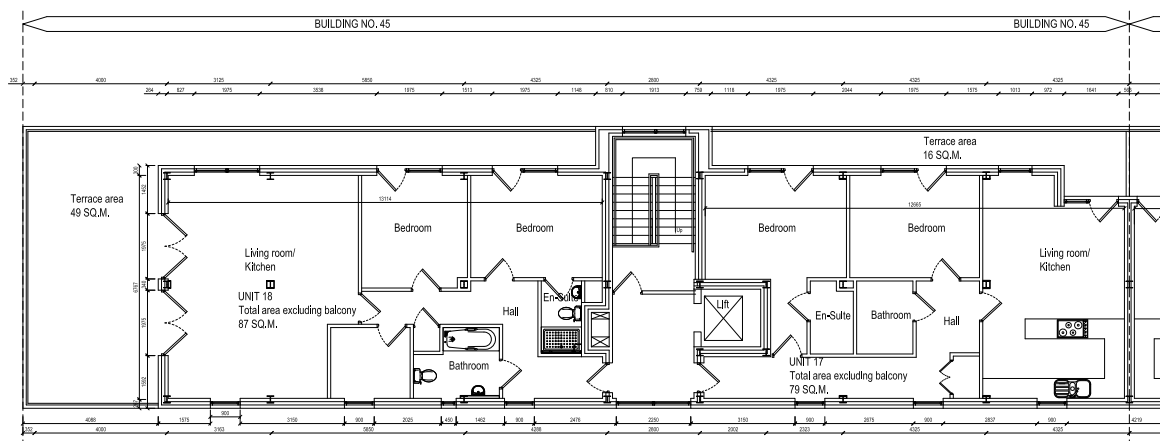
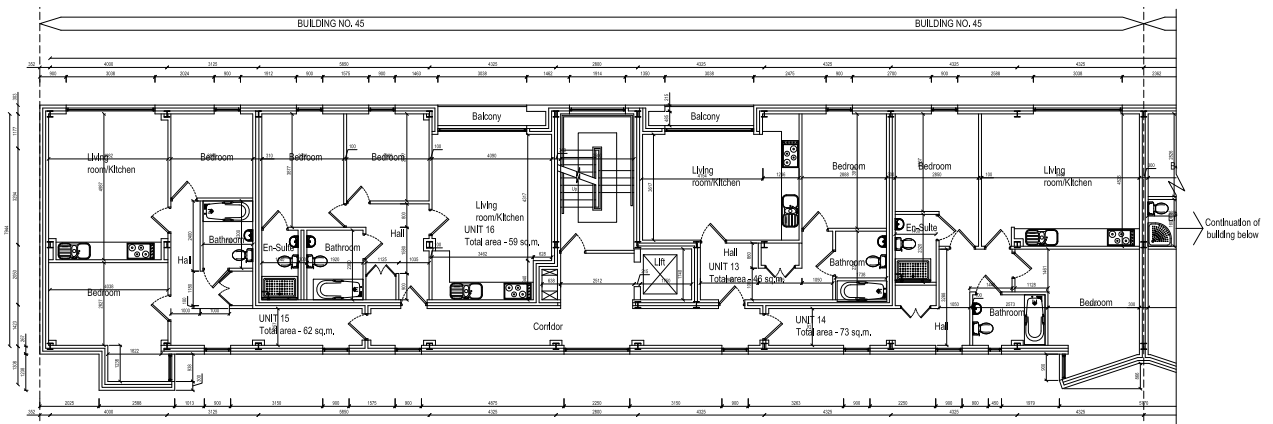
Floor Plan - Building No.39





Floor Plan - Building No.45





Investment Summary

Hassle Free Management

Buyers can opt for one-stop property management offered by Absolute Living Development.

We allow our investors the peace of mind to enjoy all the benefits of a secure UK property investment, without having to worry about management and occupancy.

The Absolute Living Developments management team will take care of the complete running of the property, from the securing of new tenants to general maintenance, 24 hour CCTV and daily operations.

Gross Yields

8%*

For 5 Years

We believe that by starting with a truly affordable rental pricing position we can:

- Increase rental incomes over several years (in line with inflation and sensible growth)
- Maintain a position of the most affordable accommodation (in that geographical location)
- Create a secure investment with minimal uncertainties

Leasehold

150

Years

Simple Payment Plan

Deposit: £5,000
Exchange of contracts: 50%
On completion: Balance

* The above return ONLY applies to those buyers who have chosen to appoint on-site management.

Up-front yield calculation Based on example property price of £101,200

Service Charge: £750 (incl. £300 Ground rent)

Monthly Rent: £680

Number of weeks: 52

Gross Annual Income: £8,160

Net Annual Income: £7,410

Net Yield: 7.3%*

* The above return ONLY applies to those buyers who have chosen to appoint on-site management.

Buyer Information

There are no additional fees associated with your investment, other than the Legal fee. The Legal Fee is approximately £1,200 per unit.

The Service Charge (incl. £300 Ground rent) of £750, is charged annually.





Frequently Asked Questions

Are the rooms furnished?

Rooms are available furnished at an additional cost:

- 1 Bedroom Apartment: £2,500
- 2 Bedroom Apartment: £3,000

Is this a freehold property?

No, it is leasehold. The lease is for 150 years starting from July 2013.

When is the expected completion?

December 2015

Who will manage my property and the building?

The management arm of Absolute Living Developments will fully manage your property and the building.

Who will hold my reservation fee?

The reservation fee of £2,000, and the subsequent balance payment, are all transferred to the lawyers account, and kept there until exchange & completion.

Is there a Legal Fee?

Yes, the Legal Fee is approximately £1,200 per unit

Does the same lawyer represent the developer and the purchaser?

No, the lawyer representing the developer will not be able to represent the buyer. We have selected a few legal firms in UK, based on their credibility and experience, to represent the buyers.

The buyer has the option to use a legal firm of the buyer's choice as well, as long as the firm has license to perform conveyance of UK properties.

Do I have to travel to UK to sign the contracts?

No, the lawyer can email or courier the contracts to wherever you are. But the signed original contracts need to be couriered back to the lawyer in UK.



Are there any websites that I can use to check the existence of legal firms in UK?

1. The Law Society is a representative body of UK solicitors: www.lawsociety.org.uk
2. The Solicitors Regulation Authority (SRA): www.sra.org.uk

When will I start receiving my rental income?

Rental income is calculated from the day the title is transferred to the new buyer.

Are the rents paid annually?

The rents can be paid quarterly, half-yearly, or annually, in arrears, based on the client's preference.

Do I need to pay taxes on my rental income?

UK residents need to declare the rental income on their UK tax return. Non-resident landlords can apply at HMRC for approval to receive their UK rental income with no tax deducted. Please refer to the following website for more details: www.hmrc.gov.uk/international/nr-landlords.htm

Can I purchase under my company's name?

Yes. You just need to provide all the necessary company incorporation documents, and the document that shows you as one of the directors holding at least 25% shareholding.

Can I stay in the unit during my visit to UK?

If your property is tenanted, then you cannot stay in the property until the end of the tenant contract.

Are there any other fees that I should be aware of?

The £300 per year for Ground Rent is included in the annual service charge of £750; in addition to this you may incur some bank charges for transferring rental income to the designated account.

Is there an Exit Strategy?

Buyers tend to hold the units for long term since these investments are yielding very high returns. You could sell your unit through an estate agent in UK or through overseas agents. UK agent fees vary from 2% to 4%. Seller's legal fee would be approximately £1,500.



ABSOLUTELIVING
DEVELOPMENTS

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