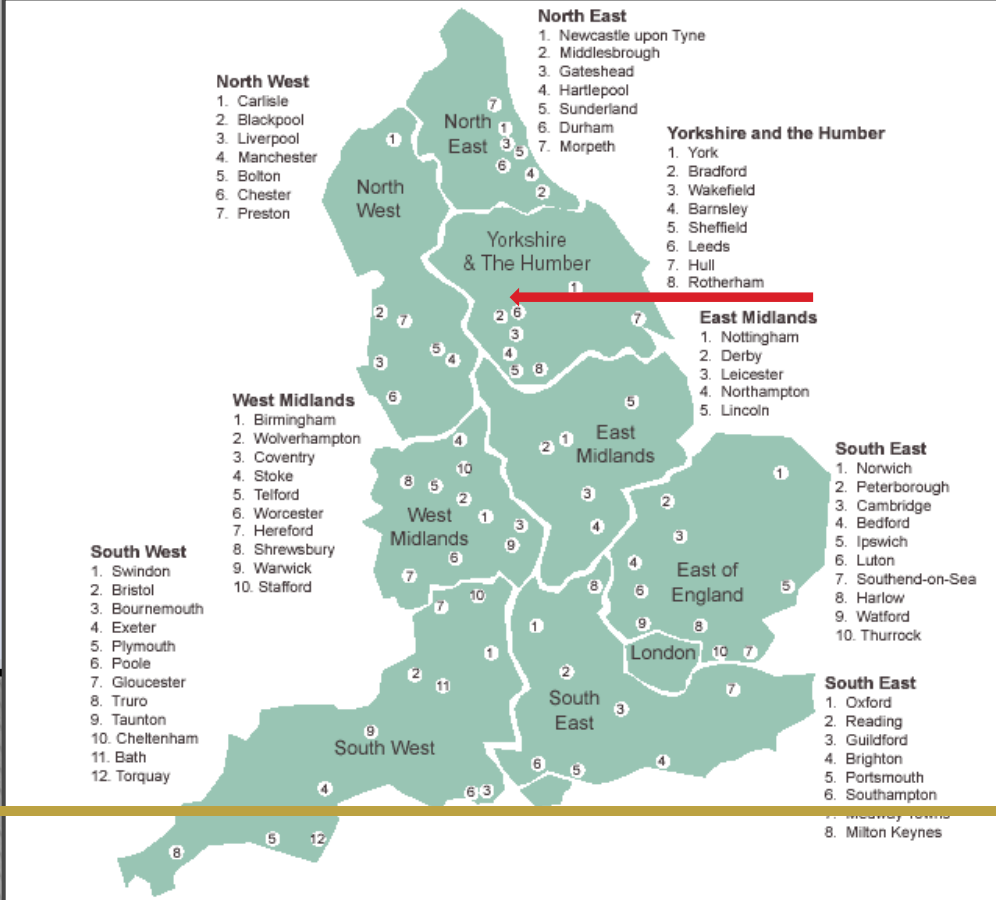
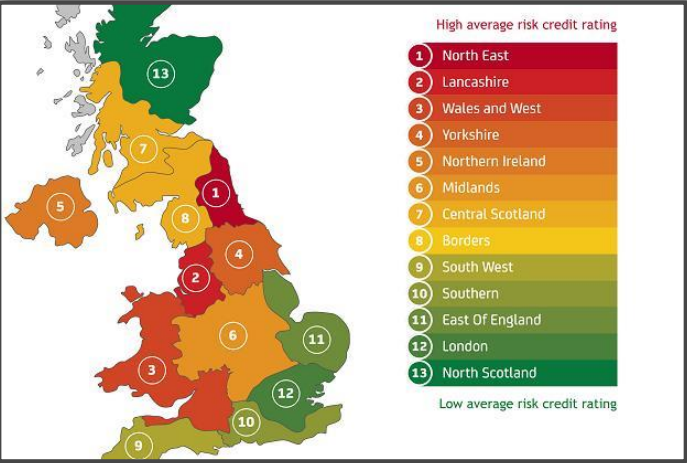


BECOME A LANDLORD IN UK WITH ONLY £55,000



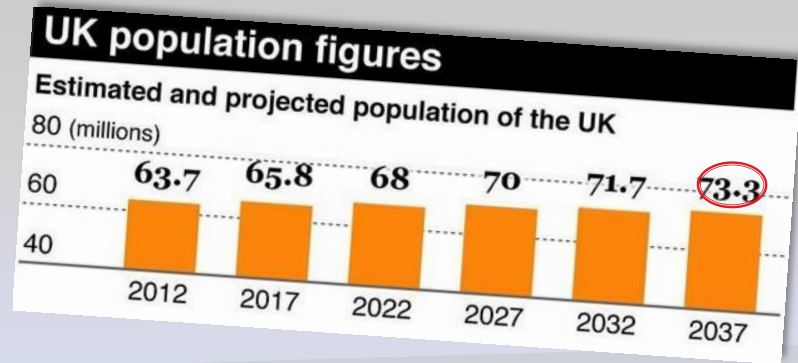


# UNITED KINGDOM – GEOGRAPHICAL MAP



# UK – POPULATION GROWTH

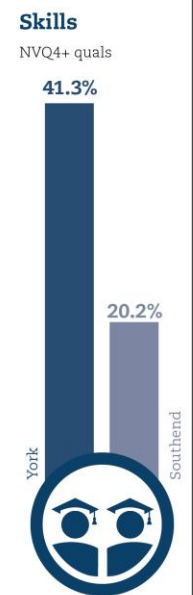
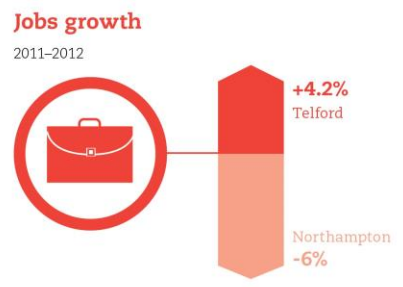
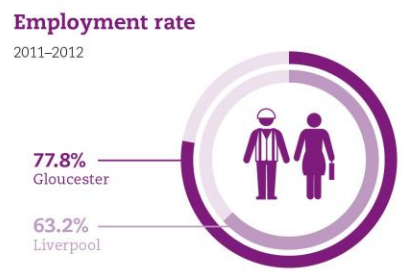
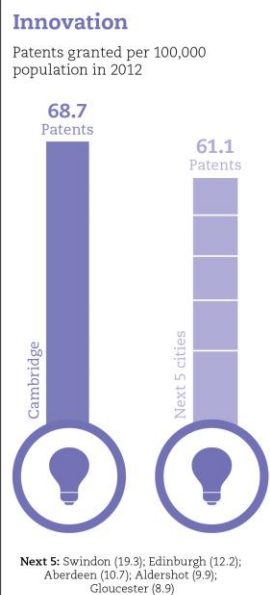
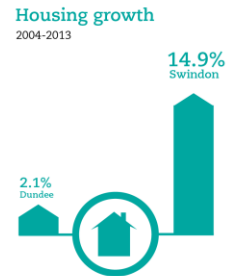
- Immigration and recession boost UK population by 420,000, the fastest growth in Europe.
- New figures show there were 63.7million in the UK in mid-2012, increase of 419,000 or 0.7% in a year, 813,200 births in 12 months.
- 165,600 more international migrants arrived than emigrants left.



# UK – ECONOMIC GROWTH (2004-2013)



Over the last decade, the variation between cities has increased....



IN FOCUS Universities UK

## THE ECONOMIC IMPACT OF INTERNATIONAL STUDENTS (EU AND NON-EU)

### UK EXPORT EARNINGS



**£10.7bn**

In 2011–12, the higher education sector as a whole generated an estimated **£10.7 billion** of export earnings for the UK.



### OVERSEAS STUDENTS



**435,235**  
students

UK universities attracted **435,235 students** from outside the UK in 2011–12. **70%** were from outside the EU.

### STUDENT EXPENDITURE

Expenditure by international students on fees and accommodation amounted to **£4.4 billion** in 2011–12. **£3.8 billion** was from non-EU students alone.



**£4.9bn**

### OFF-CAMPUS EXPENDITURE

International students buy goods and services off-campus. In 2011–12 their estimated expenditure was **£4.9 billion**, **£3.4 billion** of which was from non-EU students alone.



### OUTPUT GENERATED

Nearly **20%** of the output generated by the higher education sector can be attributed to the enrolment of non-EU students (**£13.9 billion** of **£73 billion**).

### JOBS GENERATED

**136,639**  
jobs

In 2011–12, the higher education sector generated **757,268 full-time equivalent jobs** – **18% of these jobs** can be attributed to the enrolment of non-EU students (**136,639 jobs**).



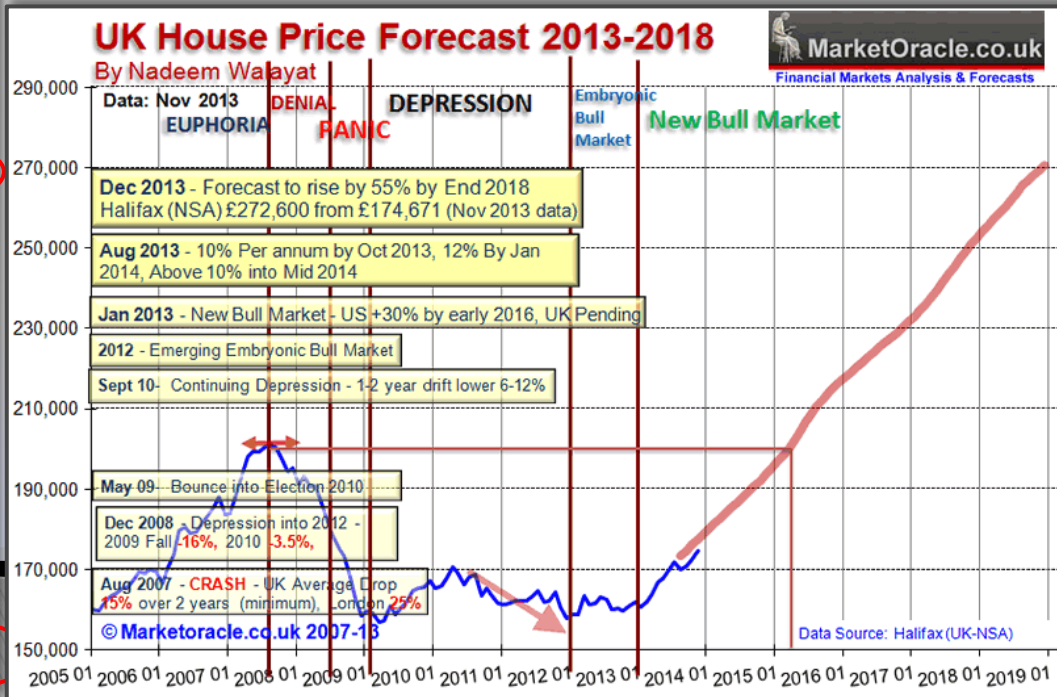
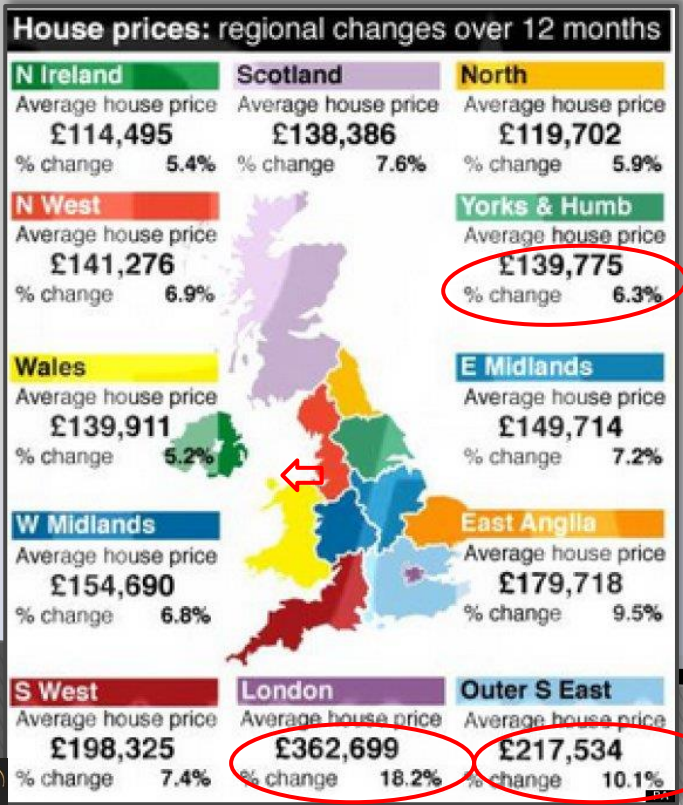
### Student Economic (2011 to 2012)

- 400,000 international students generated.
- 3.4 billion goods expenditure.
- 3.8 billion fees & accommodation expenditure.
- 136,000 jobs generated.





# UK – PROPERTY PRICE FORECAST



# WHY INVEST IN UNITED KINGDOM

## Average weekly rents (current and forecast)

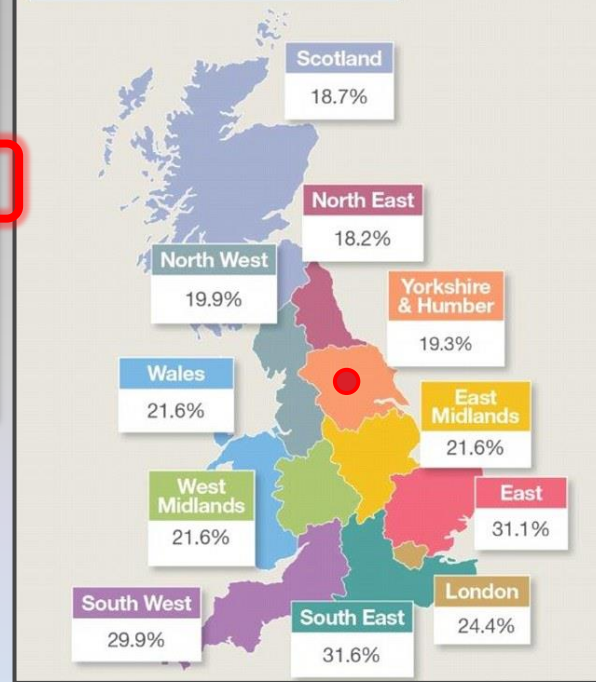
	Housing association rents <sup>11</sup>			Private sector rents <sup>12</sup>		
	2012	2018	% increase*	2012	2018	% increase
<b>ENGLAND</b>	<b>£87</b>	<b>£105</b>	<b>21.7%</b>	<b>£181</b>	<b>£245</b>	<b>35.1%</b>
North East	£74	£90	21.7%	£109	£131	20.0%
North West	£75	£91	21.7%	£121	£156	29.0%
Yorkshire and Humber	£74	£90	21.7%	£124	£171	37.9%
East Midlands	£79	£96	21.7%	£118	£166	40.5%
West Midlands	£80	£98	21.7%	£126	£171	35.7%
East of England	£91	£110	21.7%	£159	£222	40.2%
London	£111	£135	21.7%	£311	£404	29.9%
South East	£98	£119	21.7%	£195	£256	31.1%
South West	£83	£100	21.7%	£152	£202	32.6%

\*It is assumed that the annual permitted increase to housing association rents will remain at RPI + 0.5% across all regions

Rising tide: Rents will continue to increase says the NHF, making a difficult situation worse.

## UK RENTAL FORECAST (End 2018)

## Five year change to end 2018



## UK PROPERTY PRICE FORECAST (End 2018)

# WORLD PROPERTY PRICE & RENTAL RETURN COMPARISON



Country	Average (£)
Australia	£180,000.00 (A\$ 350,000)
Singapore	£491,800.00 (S\$1,000,000)
Malaysia	£92,000.00 (RM 500,000)
London	£300,000.00

Price is Based on Studio / 1 Bedroom Apartment Sales in the Specified Area

Country/City	Average Rental (%)
Australia	4%
Hong Kong	1.7%
Singapore	1.8%
Malaysia	4%

Price is Based on Studio / 1 Bedroom Apartment

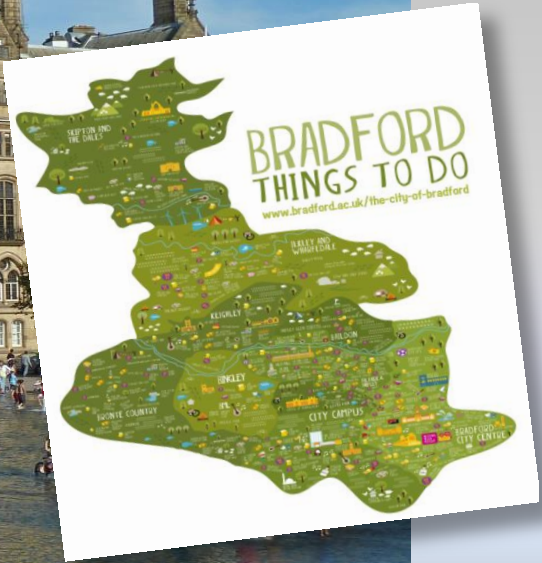


# WELCOME TO BRADFORD



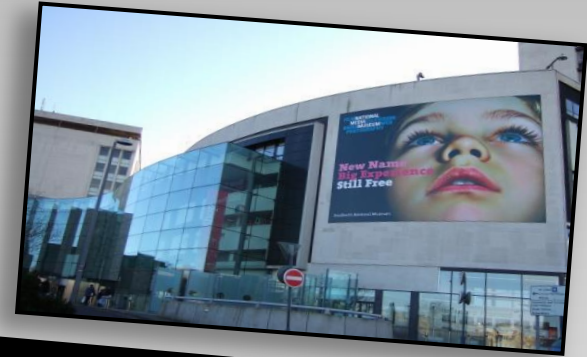
## BRADFORD

A vibrant, friendly and creative cosmopolitan city.



# BRADFORD

- 2.2 Million population.
- 8.6 Million tourists per year.
- Fourth largest population in UK.
- Companies moving to Bradford due to lower cost of living and labor.
- Economy in Yorkshire contributing 8.3 billion per annum to the UK economy.
- University of Bradford (15,000 students).
- Bradford College (20,000 students).
- UNESCO City of Film.
- Alhambra Theater.
- National Media Museum.



# UNIVERSITY - Why Students choose to live and study in Bradford ?



- Bradford is the 4th largest metropolitan District in England, full of opportunities, a very well-known seat of learning, and commercial hotspot.
- Near to the City Park, a place for student to relax.
- Courses : Finance, Bio Medical, Nursing, Engineering, Business, Computer, Film Media, Software, Automotive, Chemical, Electrical, etc.



- Named as the No. 1 for graduate level employment in Yorkshire, top 20 for graduate level employment in UK. (Listed by the Sunday Times University Guide 2013)
- 10,525 undergraduate students. 22% population are from over 110 different countries.
- Rank from **Top 25 in the UK for International students in six subject areas.**
- Courses : ESOL, GCSES, Science, Tourism, Computing, Construction, Arts & Media, Hospitality, Sports, A Levels, etc.





# BRADFORD SHOPPING MALLS



£275 Million **Westfield Shopping Mall** investment programme has made Bradford one of the UK's leading business destination. Size 570,000 sq ft. (Expected to open in Autumn 2015)

Ambitious £100 million proposals for a **cross-rail link** through Bradford to put the city back on the map and generate economic growth.



**Kirkgate Shopping Centre**, a multi-million pound refurbishment has created lighter and brighter malls and a striking central dome, specially lit by over 1400 fibre-optic lights. At the heart of the Dome is BB's Coffee & Muffins, the ideal place to take a break during your visit.

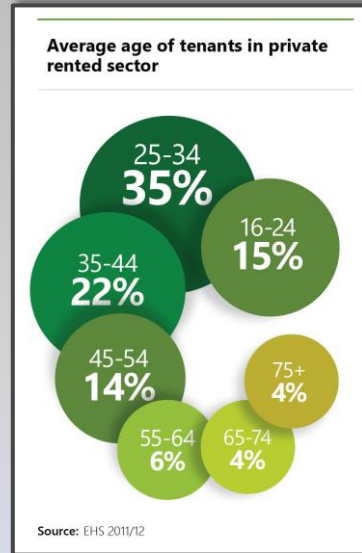


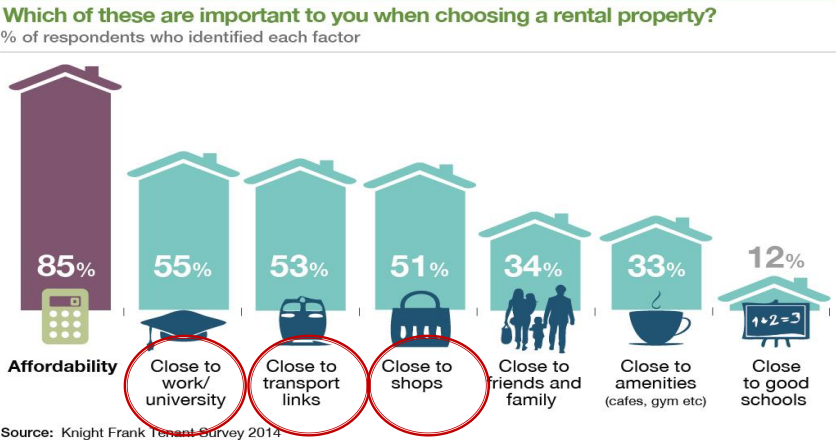
**Forster Square**, one of Yorkshire's favourite shopping destinations. The park offers a whole range of the UK's favourite retail brands including Next, Asda Living, TK Maxx and lot more. Here, you can browse for the latest fashions, or discover great gifts for friends and family.

# BRADFORD MARKET INFORMATION



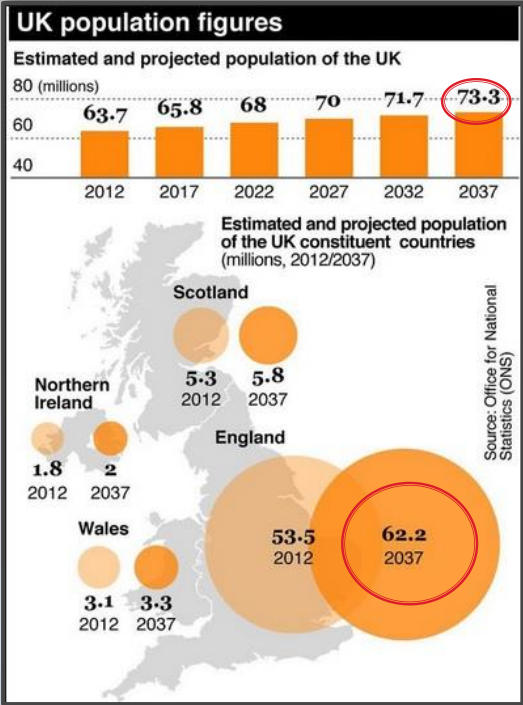
- Fourth Largest Population in UK after London, Birmingham and Glasgow, with growing **population of 520,000**.
- One of the youngest populations of any major city in the UK with more than **50% of the population under the age of 35**.
- Number of applicants to UK universities in 2010 **increase 34%** since 2005, further increase of 5.5% in 2013 compare to 2012. (According to UCAS-Universities and Colleges Admissions Services)
- **37,000 students** study in Bradford at any one time, 15% come from over 110 different countries.
- **Bradford Leeds Airport** will start their business international route effective 2016 which allows international travellers fly direct to Bradford & Leeds.
- **High Demand for rental property** from well paid city workers and students.





Important factors – to choose a rental property survey result

Population Growth – to 62.2 billion in 2037





# BRADFORD STATISTICS

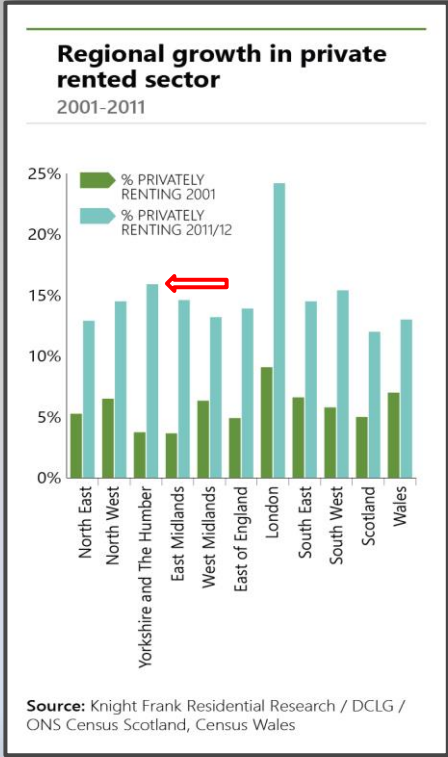


Annual house price growth						
	2014	2015	2016	2017	2018	Five-year
Prime London	4.5%	-0.5%	7.0%	7.0%	4.5%	22.7%
Prime Regional	4.5%	1.0%	5.0%	5.5%	5.0%	22.7%
Mainstream UK	6.5%	5.0%	4.5%	4.0%	3.0%	25.5%
Mainstream London	8.5%	6.5%	4.0%	2.0%	2.0%	24.4%

Prime markets: Five-year forecast values (assuming no further changes to the taxation of high value property)

18.1% Mid, North & Wales	18.1% Scotland	21.0% Wider South of England	22.7% Outer London	23.1% Central London	23.3% Outer Commute	25.1% Inner Commute	26.3% Suburbs
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Property Price Growth Forecast (5 Years) – Increase by over 20%



Property Rental Growth (2001-2011) – Increased by 15%



# MIDLAND MILLS



- **Midland Mills** is a pre 1900 listed building exuberating with character and architectural features. These contemporary apartments will be fully furnished to a high luxury specification with commercial and office units on the ground floor.
- Block A : 27 Units
- Block B : 41 Units
- Block C : 26 Units
- Retail & Office Spaces

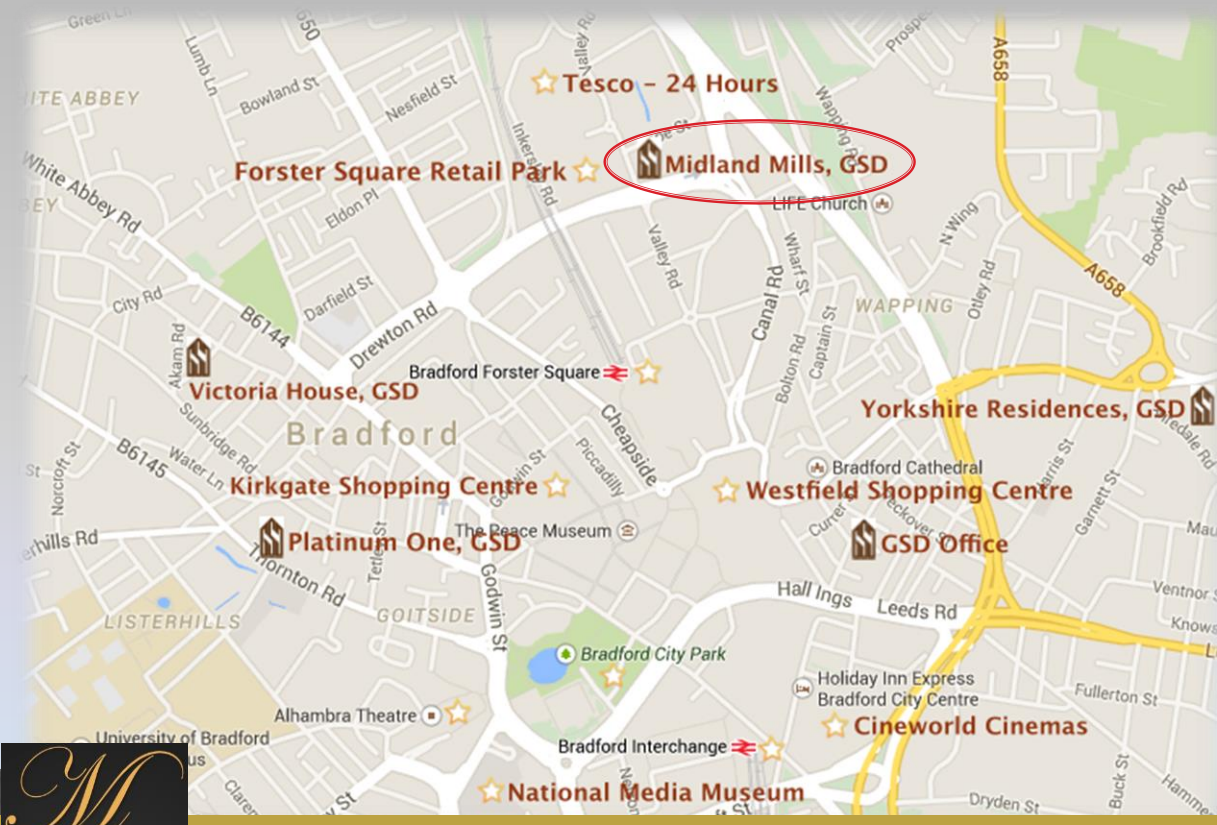
## MIDLAND MILLS

- Price starting from £55,000 (RM 302,500) for 1 bedroom apartment of size 379sqft.
- 8% annual rental returns after costs.
- 5 year rental guarantee.
- 2 years rental paid in advance.
- 250 years lease.
- Fully managed accommodation.





# MIDLAND MILLS – LOCATION MAP



## UNIVERSITY & COLLEGES

- Bradford Metropolitan College - 1 mile
- University of Bradford - 1 mile
- Bradford College - 1 mile

## SHOPPING

- New Westfield Shopping Centre - 0.1 miles
- Kirkgate Shopping Centre - 0.6 miles
- Forster Square Retail Park - 0.1 miles

## SPORT

- Bradford City Football Club - 0.3 miles
- Bradford Ice Arena - 0.7 miles

## TRANSPORT

- Forster Square Rail Station - 0.2 miles
- Bradford Interchange Station - 0.8 miles

## AIRPORTS

- Leeds Bradford Airport - 6.5 miles
- Doncaster Sheffield Airport - 35 miles
- Manchester International Airport - 35 miles

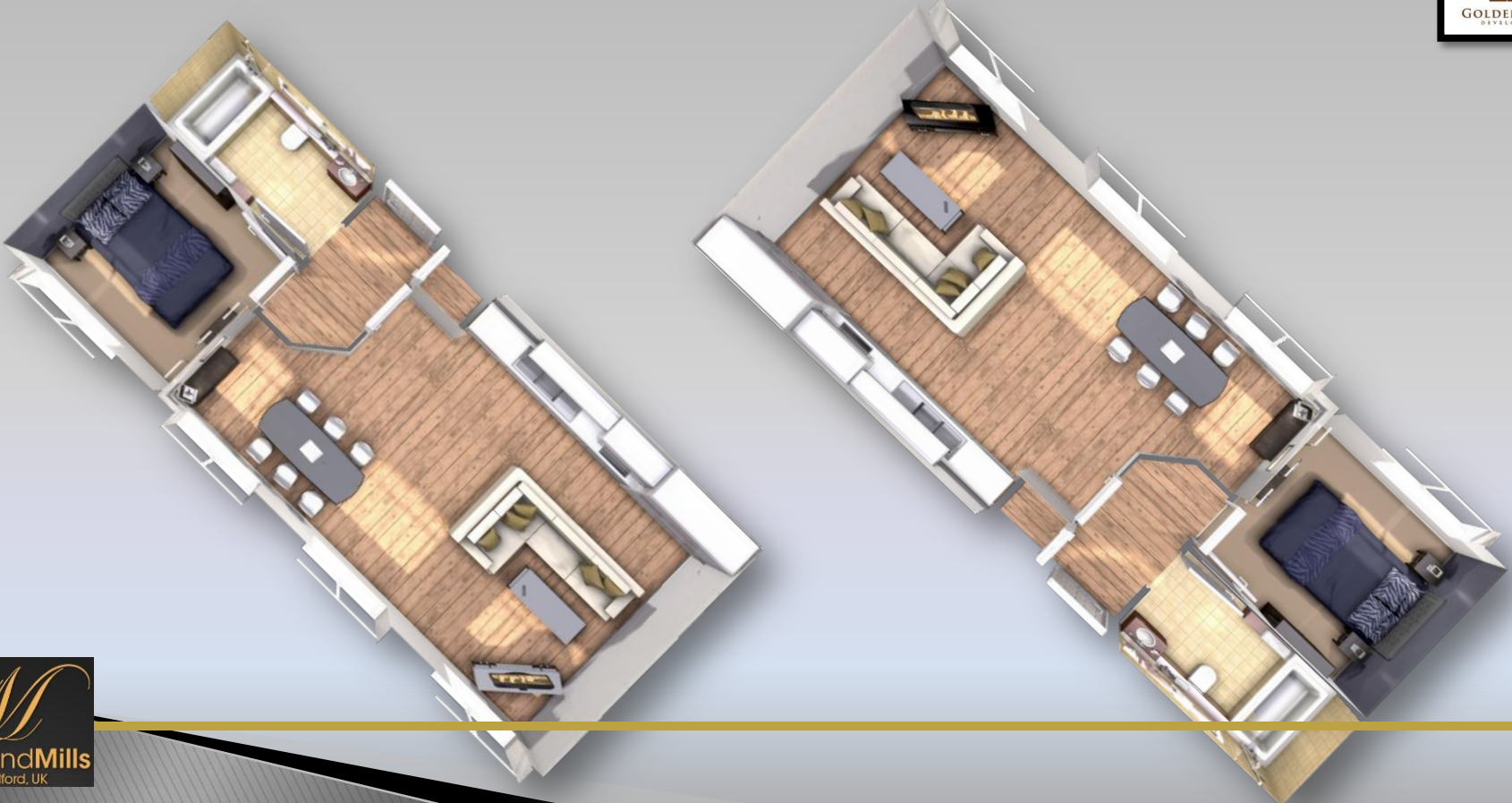
## ATTRACTIONS

- National Media Museum - 1 mile
- Saltaire Salt Mills - 3 miles
- Bronte Parsonage Museum - 8 miles

## ENTERTAINMENT

- Alhambra Theatre - 1 mile
- Bradford Imax - 1 mile
- St George's Hall - 1 mile

# MIDLAND MILLS - PERSPECTIVE



## MIDLAND MILLS – LUXURY INTERIOR





## MIDLAND MILLS – LUXURY INTERIOR



# MIDLAND MILLS – SPECIFICATION



## **IN THE LOUNGE AREA:**

- Contemporary coffee table and sofa
- LCD TV
- Dining table & chairs

## **IN THE KITCHEN/DINER:**

- Bespoke designer kitchens
- High specification cooking & storage facilities

## **IN EACH BEDROOM:**

- 4' 6" double bed
- Storage
- Wardrobe

## **IN ADDITION:**

- 24hr on site security
- CCTV and keyless entry system
- Vending machines
- High speed Internet

# MIDLAND MILLS – RETURN ON INVESTMENT



## Example:

You bought a 449 sq.ft. Studio unit at: **£61,950.00**

### Guaranteed Rental Return

Purchase Price	= £61,950.00
ROI (Gross 52 weeks)	= £6,292.00
Less Ground Rent	= £250.00
Less Refurbishment Cost	= £200.00
Less Service Charge	= £914.00
ROI (Nett)	= £4,928.00 (8.0% Pa.) Guaranteed
5 Years ROI (Nett)	= <b><u>£24,640.00</u></b> (40%)

Estimated Capital Appreciation for 5 Years (8.0% Pa.) = 40%  
= £24,780.00

**Total Returns at the end of 5 Years = £49,420**



**Invest £61,950**  
**Return £49,420 (80%)**



# MIDLAND MILLS – BUYING PROCESS

- Investments are secured with a reservation form and fee of £3,000.
- Contracts are then prepared and signed.
- The remaining balance should then be paid within 14 days.
- The 2 years upfront rental guarantee, can be deducted from the purchase price.
- The lawyer represents the buyer in all legal terms.

- 1** Select a unit
- 2** Complete Reservation form
- 3** £3,000 Reservation Fee
- 4** Lawyer Contacts Buyer
- 5** Contracts Prepared
- 6** Payment of 50%
- 7** Exchange & Completion within 14 days

## THE TEAM

### THE DEVELOPER:

Golden Sands Developments Ltd  
Richmonstone Developments Ltd  
57 Great Horton Road, Bradford  
West Yorkshire

### THE MANAGEMENT:

IPG Management Ltd  
6 Rawson Place, Bradford  
West Yorkshire

### THE ARCHITECT & DESIGN TEAM:

Chris Eyres Designs  
Viceray House  
13 Southbrook Terrace,  
Bradford, West Yorkshire

### THE CONTRACT ADMINISTRATOR:

Richmonstone Developments Ltd  
14 Southbrook Terrace, Bradford  
West Yorkshire

### CONTRACTOR:

Ashton Properties Ltd  
Leeds Road, Bradford  
West Yorkshire

### QS:

QS Solutions Ltd,  
68 Donisthorpe Street, Bradford,  
West Yorkshire

### STRUCTURAL ENGINEER

Integral Design Structural Engineers  
Unit 53 Listerhills Science Park  
Campus Road, Bradford  
West Yorkshire



# PAST PROJECTS



## PAST PROJECTS

The Courthouse  
Bradford, UK



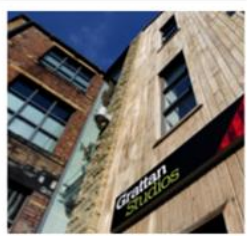
Valleygate  
Bradford, UK



The Ivegate  
Bradford, UK



Grattan Studios  
Bradford, UK





# THE BUILDING MANAGEMENT

**IPG MANAGEMENT** is a dedicated professional rental specialist and management company 100% focused on renting and managing Luxury city living accommodation with a large managed portfolio of 280 plus properties and vast experience in this niche industry stretching over 8 years with managed properties in Bradford, Leeds, Manchester and Sheffield.

IPG MANAGEMENT procures all the tenants and acts as the management company, taking responsibility for all the facilities management issues. Rental contracts for its accommodation run for a 48 week period.

"We aim, to be a culture and a part of the city living lifestyle making our accommodation not just a place to live but a luxury living experience, we believe we can achieve this by having a friendly, efficient service along with trendy surroundings and young customer focused representatives to promote our lifestyle accommodation. Also to be interactive with the students as well as their parents, ensuring them of our best practices at all times.

We run ongoing incentives within the development to promote both good living habits as well as focus on the main reason they are here, to study and work. We believe that although these incentives are not huge in monetary values they will however make your accommodation an attractive option."

**IPG Management Ltd**



**IPG**  
management



*M*  
MidlandMills  
Bradford, UK

THANK YOU !