



THE
TOWER

AT XI THE QUARTER | LIVERPOOL



CONTENTS

4-5

THE TOWER AT XI THE QUARTER

6-7

FINANCIAL DETAILS

8-9

XI THE QUARTER SITE MAP

10-11

UK BUY-TO-LET MARKET

12-13

ABOUT LIVERPOOL

14-15

LOCATION & DESTINATIONS MAP

16-17

EXAMPLE FLOOR PLANS

18-19

EXAMPLE FLOOR PLANS - STUDIO & 1 BEDROOM APARTMENT

20-21

EXAMPLE FLOOR PLANS - 2 & 3 BEDROOM APARTMENT

22-23

DEVELOPER PROFILE

24-25

QUESTIONS ANSWERED & NEXT STEPS



KEY FACTS:

- ▶ **196 luxury apartments** ranging from studios to 3-beds
- ▶ **Award winning on-site management company** already in place
- ▶ **Central location** – Only a short walk to the city centre and the waterfront
- ▶ All completed X1 developments are **100% tenanted**
- ▶ Perfectly suited to both **young professionals and students**



UNITED KINGDOM PROPERTY AWARDS DEVELOPMENT

in association with

GAGGENAU



BEST RESIDENTIAL
DEVELOPMENT
MERSEYSIDE

X1 The Quarter
by X1 Developments

2014-2015



THE TOWER AT X1 THE QUARTER

The Tower is the fifth and final phase of X1 The Quarter, X1's award-winning development near the beautiful Liverpool waterfront, with all previous phases sold out and fully tenanted. The success of the previous phases demonstrates the huge demand for prime residential accommodation in Liverpool, and The Tower at X1 The Quarter is sure to prove popular with both investors and future tenants.

The Tower is comprised of 196 new-build luxury apartments ranging from spacious studios to premium 3-beds, situated in the heart of Liverpool. This 24-storey development will become an iconic part of the city and a fantastic addition to the local rental market, which suffers from a chronic lack of high quality rental property. The proximity of Liverpool's universities and the low supply of high quality student accommodation in the city make the area around X1 The Quarter especially attractive to Liverpool's large student population.

Each of the 196 apartments will be built to the highest possible standard with a design focussed on making the best possible use of natural light, ensuring that The Tower will provide the best possible modern living experience for tenants.

In addition, the historic city of Liverpool and the city's famous dockyards will provide the tenants in these luxury apartments with truly unbeatable views. Tenants will also be able to enjoy a communal residents' lounge and secure car parking available on selected apartments.



KEY FACTS:

- ▶ The average property price in Liverpool City Centre is £146,703 (**Rightmove, 2016**)
- ▶ Property prices in Liverpool have risen 5% from 2015 values (**Rightmove, 2016**)
- ▶ The average rental yield in Liverpool is 5.16% (**Your Move, 2016**)

FINANCIAL DETAILS

| | |
|-------------------------|----------|
| Studio apartments from: | £89,995 |
| 1-bed apartments from: | £124,995 |
| 2-bed apartments from: | £154,995 |
| 3-bed apartments from: | £279,995 |



Example financial projection for a **1-bed apartment:**

| | |
|----------------------|-----------|
| Purchase price: | £124,995 |
| Est. annual rent: | £8,340 |
| Est. service charge: | £801.03 |
| Est. ground rent: | £350 |
| Est. management fee: | £667.20 |
| Est. NET income: | £6,521.77 |
| Est. NET yield: | 5.22% |

Example financial projection for a **2-bed apartment:**

| | |
|----------------------|-----------|
| Purchase price: | £154,995 |
| Est. annual rent: | £10,440 |
| Est. service charge: | £1,206.26 |
| Est. ground rent: | £350 |
| Est. management fee: | £835.20 |
| Est. NET income: | £8,048.54 |
| Est. NET yield: | 5.19% |



KEY FACTS:

- ▶ X1 The Quarter is an **award-winning development**, winning the prestigious International Property Award for “**5* Best Residential Development**” in 2014
- ▶ There are 693 apartments across all 5 phases of X1 The Quarter, at a value of **£74.4m**
- ▶ All 4 previous phases of X1 The Quarter are **fully sold out and tenanted**.

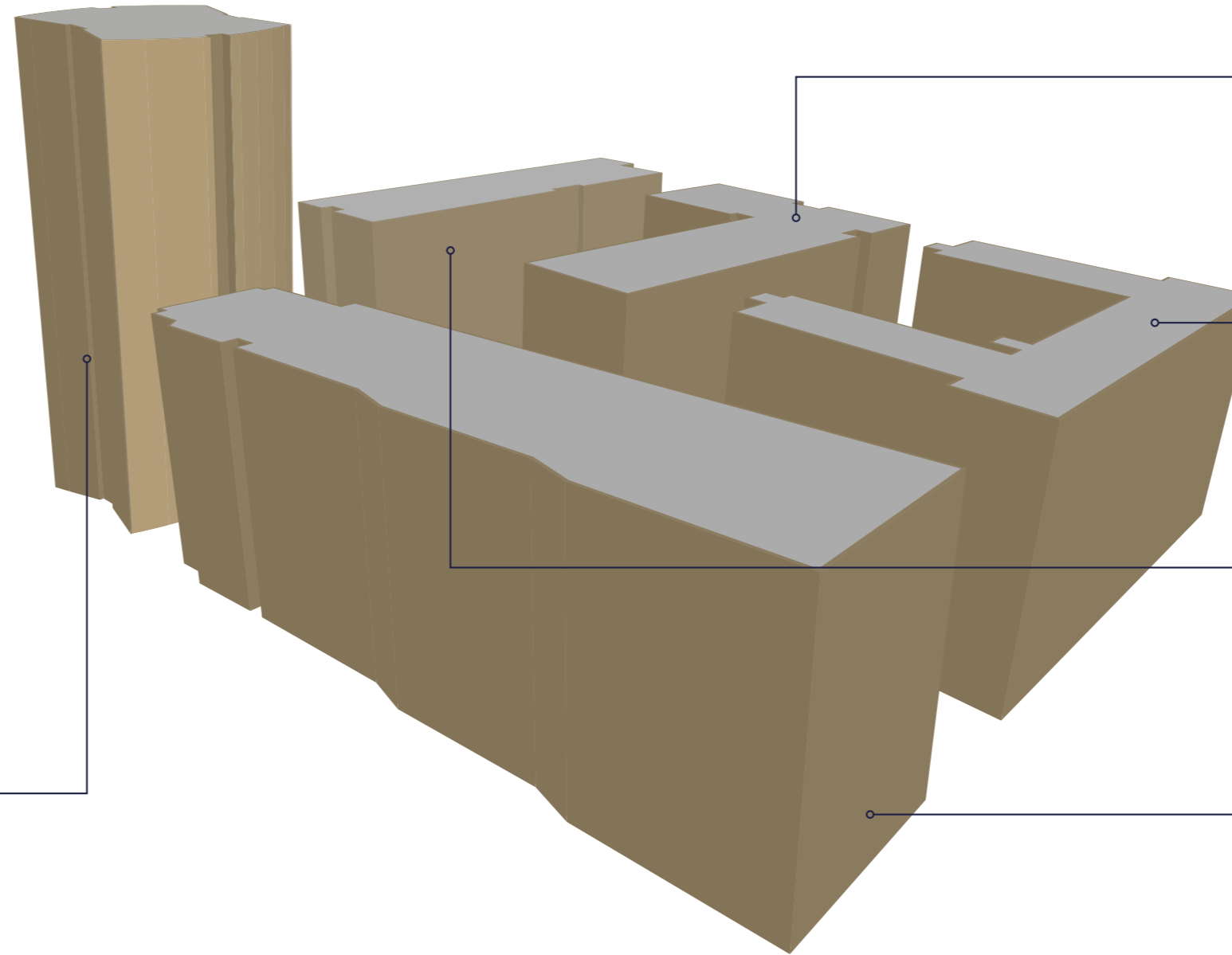


THE TOWER AT XI THE QUARTER



PHASE 5 - THE TOWER BRAND NEW LAUNCH

- ▶ Bespoke £26m tower offering 196 luxury apartments
- ▶ Already in construction
- ▶ Proven rental market in Liverpool



PHASE 1 - THE GALLERY COMPLETED & TENANTED

- ▶ Launched August 2013
- ▶ Completed July 2013
- ▶ 82 apartments from 1 - 3 beds



PHASE 2 - THE COURTYARD COMPLETED & TENANTED

- ▶ Launched August 2013
- ▶ Completed September 2014
- ▶ 89 apartments from 1 - 3 beds



PHASE 3 - THE STUDIOS COMPLETED & TENANTED

- ▶ Launched September 2013
- ▶ Completed September 2015
- ▶ 225 bespoke studios over 10 floors



PHASE 4 - THE TERRACE COMPLETED & TENANTED

- ▶ Launched October 2014
- ▶ Completed September 2016
- ▶ 101 apartments from 1 - 3 beds

* All plans are based on concepts provided by the developer, are indicative only and are subject to change.



KEY FACTS:

- ▶ There are almost 2 million landlords in the UK (**HMRC**)
- ▶ Number of rental households to grow to over 7 million by 2025 (**Pricewaterhousecoopers**)
- ▶ The PRS accounted for 22% of all UK households in 2015 (**ResPublica**)



THE UK'S BUY-TO-LET MARKET IS THRIVING.

The UK buy-to-let market is one of the strongest in the world. A generational shift in terms of both the affordability of and attitudes towards home-ownership has seen the Private Rented Sector (PRS) grow enormously - and property investors have taken full advantage of this. There are almost two million landlords in the UK, and that number is growing all the time thanks to impressive capital gains and high rental yields. The PRS makes up 22% of all households in the UK and is predicted to grow to over 7 million households by 2025.

The disparity between the overwhelming need for quality rental accommodation and the real shortage of available stock has ensured that luxury rental property is in very high demand, regardless of any short term political or economic changes which may occur. The number of houses completed every year

in the UK is nowhere near the level needed to assuage the current shortfall, meaning that the luxury rental market is set to remain a superb investment choice in the present and for the foreseeable future.

As the London property market continues to slow down, offering ever lower rental yields and often non-existent capital gains, investors are looking to the big Northern cities to build their buy-to-let portfolios. Liverpool is a leading example of this trend, with property investors flocking to the city to take advantage of the impressive market where rental yields are projected to grow 22% by 2021. Liverpool is the perfect example of a regional city making the most of its position in the Northern Powerhouse and there has never been a better time to invest here.



LIVERPOOL IS ONE OF THE
STRONGEST RENTAL MARKETS
OUTSIDE OF LONDON

ABOUT LIVERPOOL

Liverpool is one of the UK's most famous cities and was historically a major centre for worldwide maritime trade during the Industrial Revolution. Today, Liverpool is undergoing a resurgence and has consistently been one of the fastest growing cities in the country over the last decade. Add in Liverpool's status as a former City of Culture, the extensive regeneration of the city centre and the expansion of the shipping ports and it is clear to see that this is a city on the up.

Liverpool's housing market has grown in tandem with the rest of the city. The local buy-to-let market is one of the strongest in the UK and investors from around the world are finding fantastic deals in the city. Liverpool's population stands at over 470,000 thanks to growth of more than 5% in the last decade, making it the sixth most populous city in the UK, and that figure is expected to top 500,000 within the next ten years as growth continues unabated. The city's student population is

also significant with almost 50,000 people enrolled in one of Liverpool's four world class universities. The rapid population growth and large student population has resulted in a shortfall of high quality rental property in the city, making Liverpool one of the UK's most important buy-to-let hotspots. It is predicted that house prices will grow by more than 20% by 2021.

Liverpool is regularly named in lists of the UK's top buy-to-let hotspots and it is easy to see why with consistent average rental yields of at least 5%. The region as a whole is going from strength to strength. Hundreds of millions of pounds are being invested in new property developments and infrastructure which is boosting an already strong economy worth over £13bn. Combine that with the aforementioned population growth and it is clear that Liverpool will remain at the forefront of the UK buy-to-let market for many years to come.



KEY FACTS:

- ▶ The population of Liverpool is projected to reach 500,000 within 10 years (**Liverpool City Council**)
- ▶ Rental yields in Liverpool projected to grow 22% by 2021 (**National Housing Federation**)
- ▶ Liverpool is a leading UK centre for asset and wealth management (**Liverpool City Region Property Investment Guide 2016**)
- ▶ More than 30% of the population of Liverpool are under 25 years old (**Liverpool City Council**)



THE TOWER AT XI THE QUARTER,
SEFTON STREET, LIVERPOOL,
L8 5RS

EXHIBITION CENTRE LIVERPOOL
0.4 MILES

ECHO CONCERT ARENA
0.5 MILES

ALBERT DOCK
0.6 MILES

CENTRAL BUS STATION
0.6 MILES

LIVERPOOL ONE SHOPPING
0.6 MILES

TATE GALLERY LIVERPOOL
0.9 MILES

LIVERPOOL JOHN MOORES UNIVERSITY
0.9 MILES

SUPERMARKET 'SUPERSTORE'
0.9 MILES

PHILHARMONIC ORCHESTRA
0.9 MILES

CHURCH STREET SHOPPING
1.0 MILES

ROYAL LIVER BUILDING
1.0 MILES

FERRY TERMINAL
1.1 MILES

MET QUARTER SHOPPING
1.1 MILES

LIME STREET STATION
1.2 MILES

UNIVERSITY OF LIVERPOOL
1.3 MILES

BUSINESS DISTRICT
1.3 MILES

EMPIRE THEATRE
1.3 MILES



LOCATION & DESTINATIONS

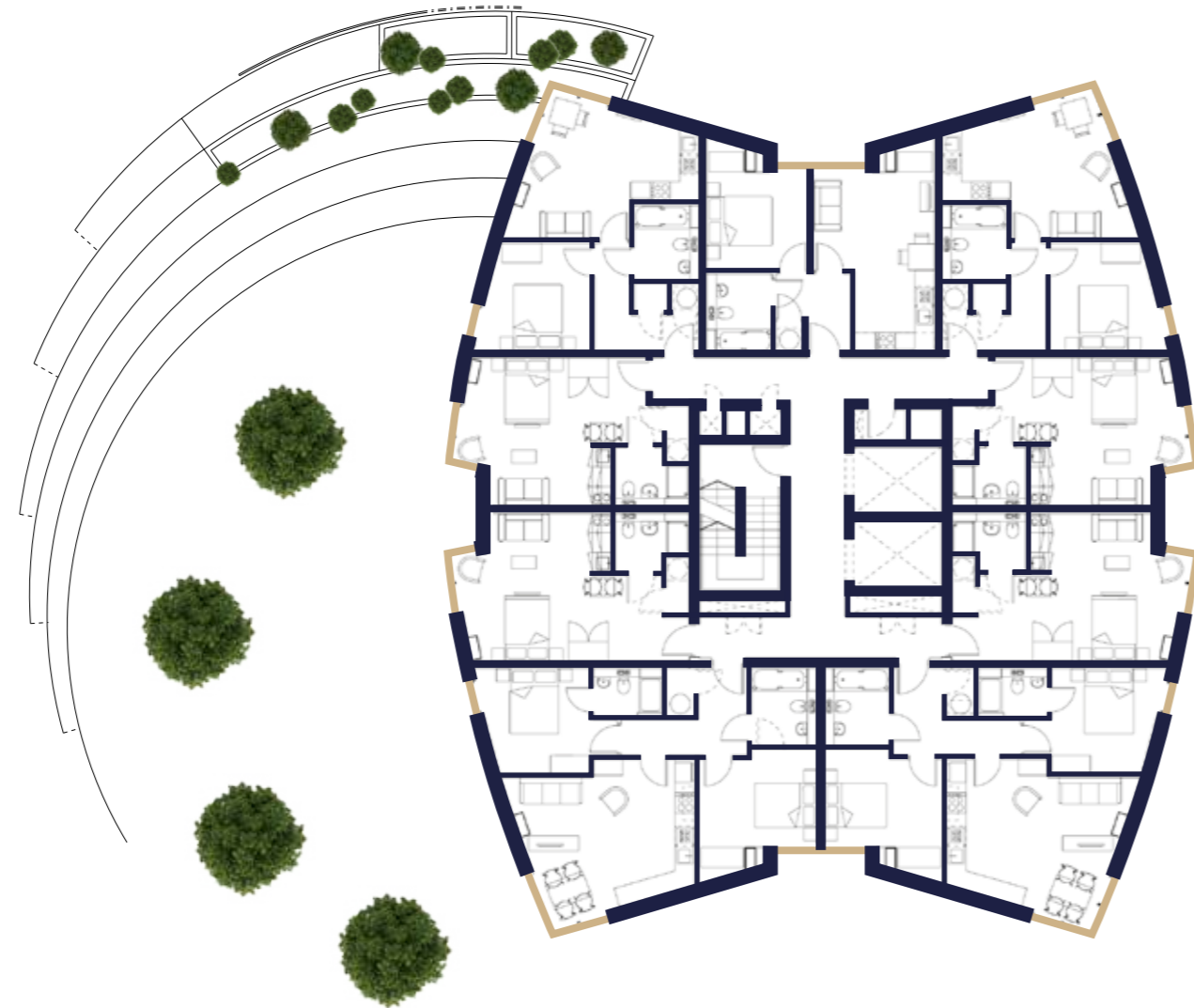
In addition to its thriving rental and buy-to-let market, Liverpool also boasts a large regional economy, of which tourism contributes in excess of £3.64bn every year thanks to the vast array of tourist attractions and amenities on offer.

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 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.

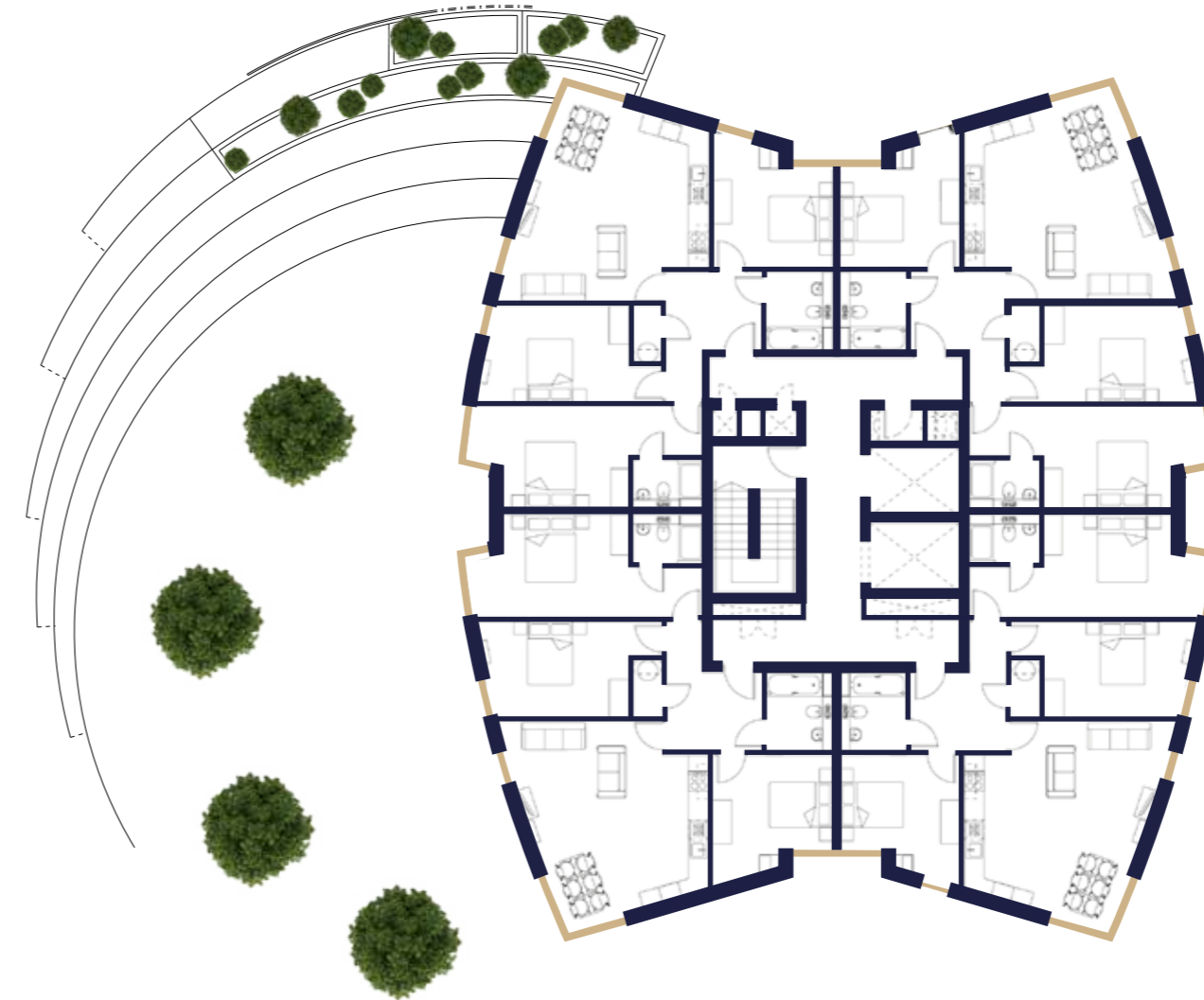
Capitalising on the city's vast cultural resonance, Liverpool is proud of its heritage in arts, football and music, boasting a plethora of museums and art galleries, two Premier League football teams, as well as being the iconic home to one of the most famous British bands in the world, The Beatles.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



THE TOWER IS THE FIFTH AND FINAL PHASE OF THE AWARD-WINNING XI THE QUARTER DEVELOPMENT



SITE PLAN - SECOND TO TWENTY FIRST FLOORS



SITE PLAN - TWENTY THIRD TO TWENTY FOURTH FLOORS

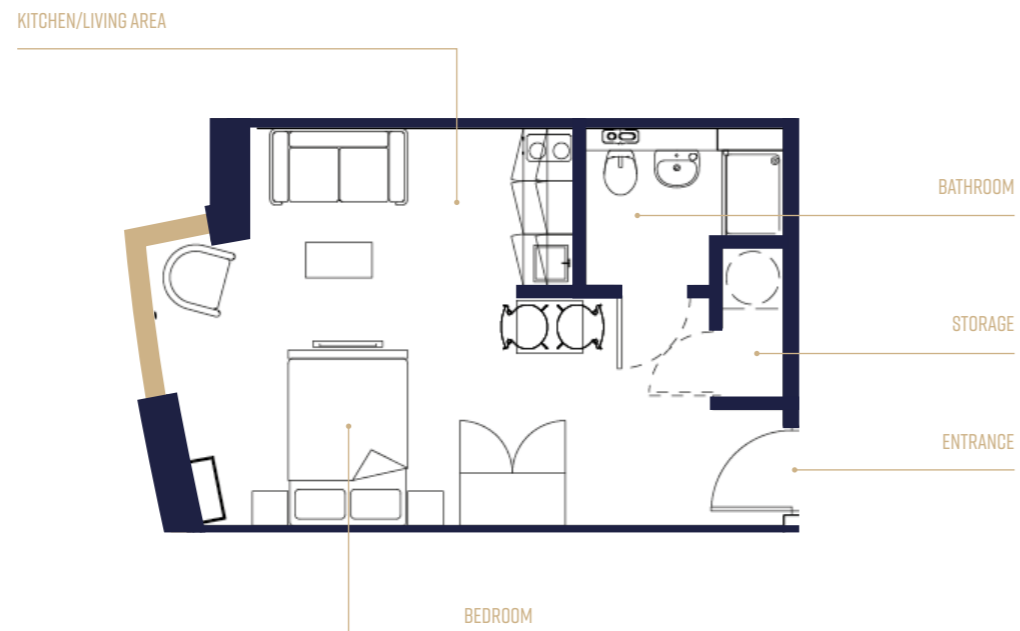
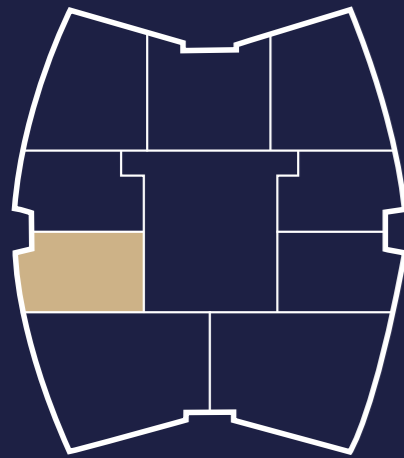
KEY FACTS:

- ▶ The average sqft of a studio apartment in X1 The Tower is **310sqft (29sqm)**
- ▶ The average sqft of a 1-bed apartment in X1 The Tower is **455sqft (43sqm)**
- ▶ The average sqft of a 2-bed apartment in X1 The Tower is **686sqft (64sqm)**
- ▶ The average sqft of a 3-bed apartment in X1 The Tower is **990sqft (92sqm)**

* All plans are based on concepts provided by the developer, are indicative only and are subject to change.



FLOOR PLANS STUDIO EXAMPLE

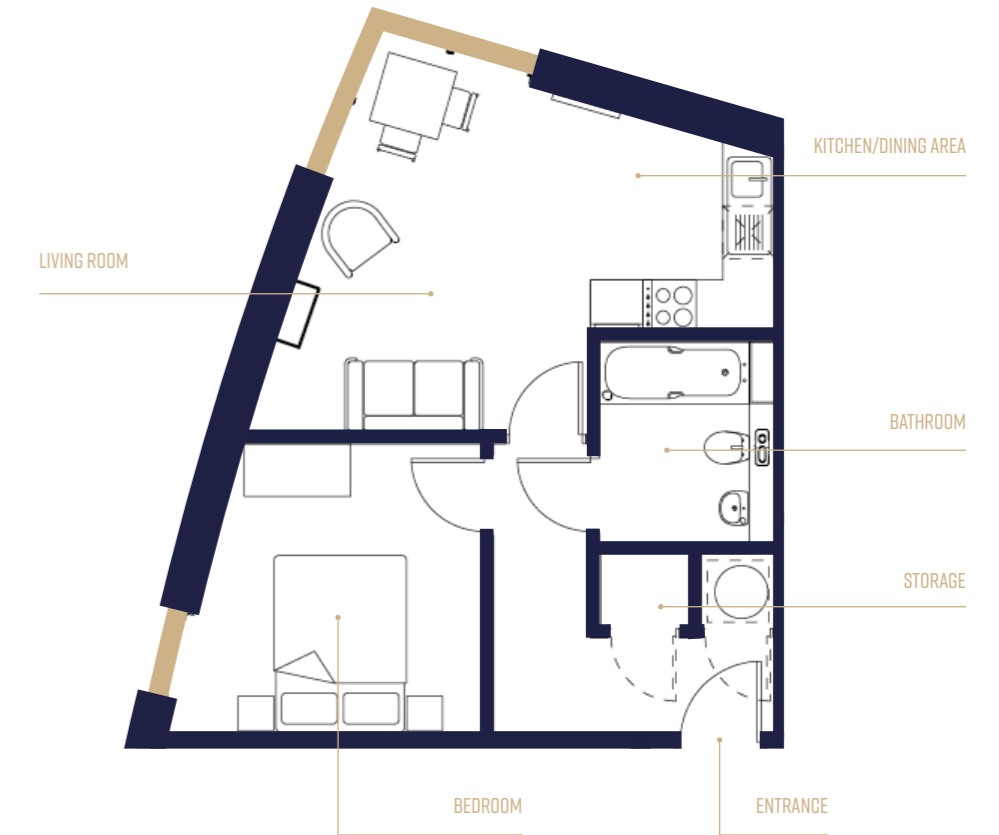
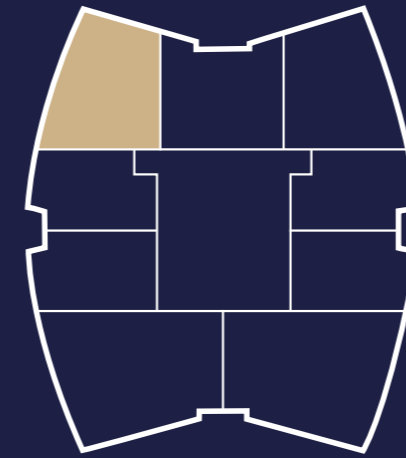


80 X STUDIO APARTMENTS
AVERAGE SQ-FT : 310 SQFT (29 SQM)

* All plans are based on concepts provided by the developer, are indicative only and are subject to change.

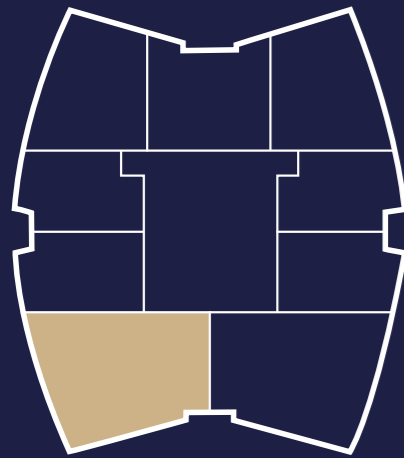


FLOOR PLANS 1 BEDROOM EXAMPLE

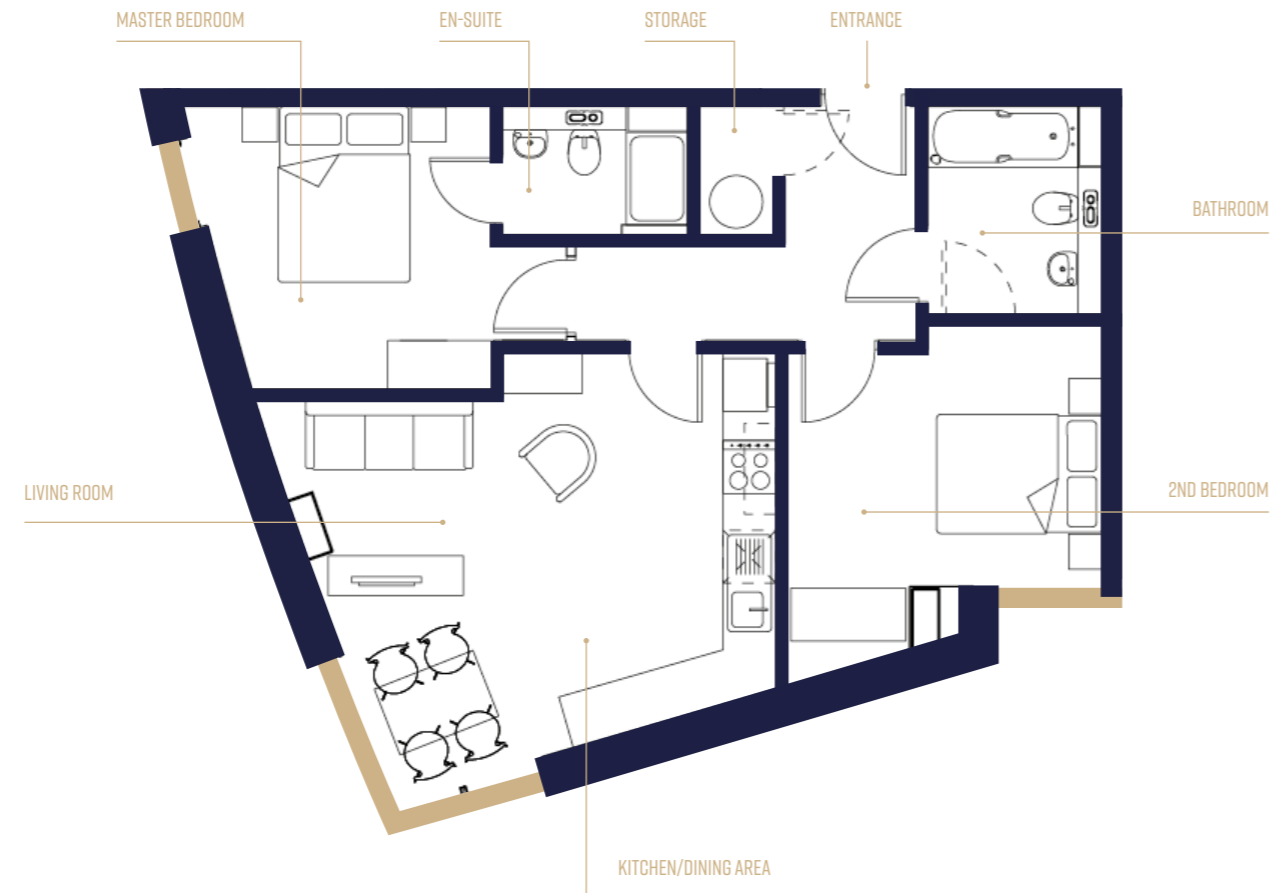


62 X ONE BED APARTMENTS
AVERAGE SQ-FT : 455 SQFT (43 SQM)

* All plans are based on concepts provided by the developer, are indicative only and are subject to change.

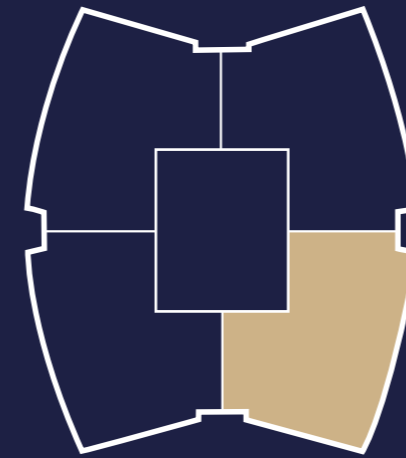


FLOOR PLANS 2 BEDROOM EXAMPLE



46 X TWO BED APARTMENTS
AVERAGE SQ-FT : 686 SQFT (64 SQM)

* All plans are based on concepts provided by the developer, are indicative only and are subject to change.



FLOOR PLANS 3 BEDROOM EXAMPLE



8 X THREE BED APARTMENTS
AVERAGE SQ-FT : 990 SQFT (92 SQM)

* All plans are based on concepts provided by the developer, are indicative only and are subject to change.



KEY FACTS:

- ▶ X1 is a multi-award-winning developer with awards for **X1 The Quarter** and **X1 Media City**
- ▶ All X1 projects that are completed have a **100% occupancy rate**
- ▶ X1 have **launched 25** UK developments to date in partnership with Knight Knox



THE TIMES
THE SUNDAY TIMES



UNITED KINGDOM PROPERTY AWARDS DEVELOPMENT

in association with
The Telegraph

**HIGHLY
COMMENDED**

RESIDENTIAL HIGH-RISE
DEVELOPMENT UK

X1 Media City
by X1

2016-2017

DEVELOPER PROFILE



Based in Liverpool, X1 are one of the North West's premier developers with large-scale developments in key growth areas such as Liverpool, Manchester, Salford and, more recently, Leeds. The X1 portfolio is stocked with instantly recognisable buildings which have helped change the face of the region.

X1 also operates an award winning lettings and management company – X1 Lettings – providing both residential and luxury student accommodation to the markets in Manchester and Liverpool. The letting managers are friendly, enthusiastic and extremely knowledgeable and go above and beyond for both investors and residents.

In June 2016 X1 Lettings won the Silver award for the Best Block Management Company at the prestigious Lettings Agent of the Year 2016 Awards, which is a testament to X1 Lettings' dedication to providing the best possible service for both tenants and landlords alike.

X1 Lettings are proud to boast a 100% occupancy rate across all their sites, with the thousands of happy residents providing evidence of their professionalism, knowledge and enthusiasm.

X1 MEDIA CITY TOWER 3 - SALFORD QUAYS

IN CONSTRUCTION

The penultimate tower in X1's flagship development, X1 Media City Tower 3 will deliver 275 premium apartments to a prime rental market, with stunning views of its namesake MediaCityUK.



X1 THE CAMPUS - SALFORD

PLANNING GRANTED

Located in a premier student hotspot within the University of Salford Campus, the aptly named X1 The Campus development will provide much-needed accommodation for Salford University's 19,000-strong populace.



X1 THE GATEWAY - SALFORD QUAYS

IN CONSTRUCTION

Situated on the gateway to Salford Quays and MediaCityUK, X1 The Gateway is the epitome of cosmopolitan waterfront living, already proven to be a flyaway success with investors.



X1 AIRE - LEEDS

COMPLETING SOON!

X1's first venture in Leeds, their premier development X1 Aire is perfectly named, situated just a stone's throw away from the city's River Aire. This development provides a range of apartments varying from luxury studios to 2-beds.



X1 THE PLAZA - MANCHESTER

IN CONSTRUCTION

X1 The Plaza is a standout development in X1's portfolio, situated in the up-and-coming Ancoats area of Manchester. With a thriving private rental sector and an abundance of potential tenants.



X1 THE TERRACE - LIVERPOOL

COMPLETED AND TENANTED

The penultimate phase of X1 The Quarter development on Liverpool's waterfront, X1 The Terrace was a hit with both investors and tenants alike. So popular is X1 The Quarter that demand is already high for the fifth phase, The Tower.





KEY FACTS:

- ▶ The city was heralded as an International World Heritage Site in 2004 (**alongside the likes of the Great Wall of China**)
- ▶ Liverpool has **more museums and galleries than anywhere else in the UK** outside London
- ▶ The Anglican Cathedral in the city centre is the largest in Britain, and the **fifth largest in the world**
- ▶ The city of Liverpool welcomes approximately **58 million** visitors per year



QUESTIONS ANSWERED

Am I buying leasehold or freehold?

999 years leasehold

What is the address of the site?

The Tower at X1 The Quarter, Sefton Street, Liverpool, L8 5RS

How much is the ground rent?

The ground rent on this development is £395 per annum

When is my rental income paid?

Quarterly in arrears, directly into your bank account

Is there a management company in place?

Yes, the designated management company for X1 The Tower will be X1 Lettings, who will block manage the building on your behalf

Are there any restrictions if I want to sell?

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

NEXT STEPS

1. Speak to your designated property consultant
2. Select your perfect apartment and secure it with a deposit (**which is deducted from the property purchase price**)
3. Solicitors instructed, legal documents and sales pack sent out
4. 25% (**less the deposit**) payable upon exchange of contracts
5. 10% payable six months after exchange of contracts (**furniture pack payment to be made at this stage**)
6. Balance payable on completion



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.