



# Luxury Student Accommodation

## The Quadrant, Liverpool, UK

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# Welcome

Pinnacle MC Global is a major force in UK property investment both for British and International investors.

With a background in residential and commercial property investment, Pinnacle specialise in marketing luxury student accommodation. Offering buyers an excellent investment which is low risk and attractively priced.

With offices based in Cheshire (South Manchester), Pinnacle's dedicated sales team handles enquiries from agents and their clients in the UK and worldwide; including the Middle East, Hong Kong, China, Singapore, Malaysia, Indonesia, Thailand and Russia.

Pinnacle works in partnership with PHD1 Limited. A construction company which has worked on all of the Pinnacle developments and has a proven track record of delivering a quality build.

All of the previous developments are managed by Urban Student Life Limited (USL) who offer unrivalled levels of service and security for the students, setting a new standard of hotel style student accommodation.

Current developments are in Liverpool, Chester, Leeds and Canterbury. All developments are situated in excellent locations close to the main universities and offer investors a safe and secure investment.

We are pleased to present our latest luxury student accommodation project, The Quadrant, based in Liverpool, North West England.



# Why Invest In Student Accommodation?

“Student property returns will continue to outstrip traditional asset classes into 2014”

- The Knight Frank Student Property Report 2014

Traditionally students in the UK share dated private houses or live in substandard university owned halls of residence that lack facilities, security and maintenance.

Students today have evolved from those in the past, becoming sophisticated consumers; they have come to demand more from their accommodation. Students want high quality, new build apartments with en-suite bathrooms, great facilities and security, close to university campuses and amenities, leaving them able to concentrate on what is important; their studies.

High quality accommodation is an important factor for a student when going to University. It is a vital part of the education experience, building independence and confidence within their new educational environment, helping them to achieve their full potential.

‘The sector has ballooned from a fringe investment 10 years ago to a global market worth £200 billion today’

- The Financial Times 2013



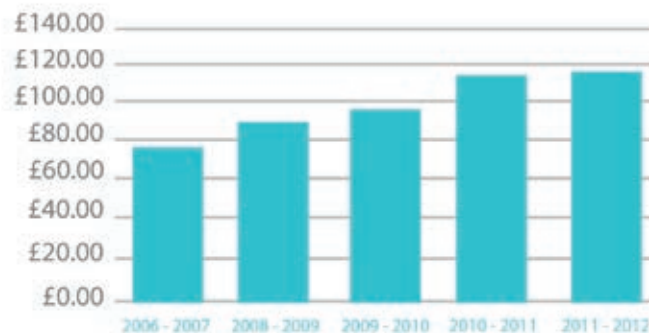


# Why Invest In Student Accommodation?

Student accommodation has proved to be an extremely lucrative investment. Data from the National Union of Students show that rent for purpose built accommodation has continued to rise above the rate of inflation. Since 2006, the cost to the student has increased by a massive 53%, rising from £81.18 to £123.93 in 2012; no wonder the student sector has been ranked by The Times as 'the top asset class in the UK's property market'.

Investor appetite for student accommodation continues to grow, with total investment in the UK reaching over 2 billion for a second consecutive year in 2013.

Rental values remain high across the board and students are willing to pay more for quality accommodation.

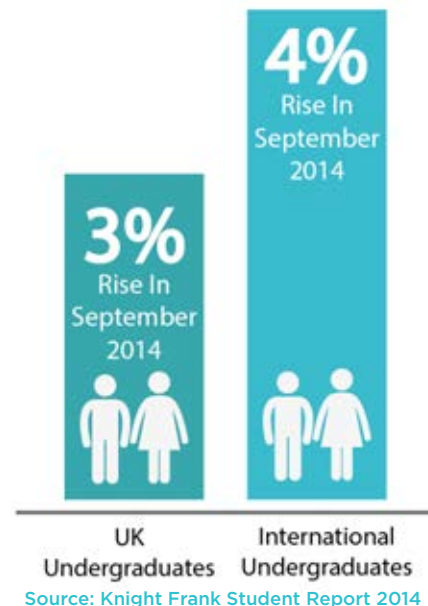


Source: NUS Student Accommodation Cost Survey 2012/2013

With the Times recently ranking the UK 2nd in the world's top 100 Universities (after the USA), the demand for University places in the UK is still extremely strong. There is a continued oversubscription of applications for university places, with 14 applications for every 10 places; an 8% increase over the last five years.

The UK also remains an increasingly popular location for overseas students to study with China, Hong Kong, India and Nigeria accounting for more than 30% of all international students in the UK.

Overseas students make a huge contribution to the UK; boosting the economy and enhancing cultural life. With no cap on the number of students who can study in the UK, Knight Frank has forecasted that the number of international students in Higher Education will increase by 15%-20% over the next five years. With international students the driving force behind the demand for purpose built accommodation, this sector is sure to go from strength to strength. This will certainly boost demand for luxury student accommodation.



# Why Invest In Liverpool?

Liverpool prides itself as being an innovative and exciting place for investment and business. It is a city with substantial economic assets and opportunities; a knowledge hub with unique learning centres; a destination city with impressive culture and a city with important sea and air connections to international markets.

Liverpool's universities and colleges are internationally recognised and famous worldwide, drawing in over 50,000 full and part time students from both the UK and abroad. A substantial 12% of the city's total population is made up of students, who are now looking for high quality accommodation with excellent facilities and a central location.

Students make up 12% of Liverpool's total population

Institution	Total Number of Full Time Students	University Accommodation (bed spaces)	% of bed spaces to F/T Students
University of Liverpool	18,295	4,441	24.30%
Liverpool John Moores University	18,910	3,500	18.50%
Liverpool Hope University college	5,700	1,230	21.60%
The Liverpool Institute for Performing Arts	705	0	0.00%
<b>Total</b>	<b>43,610</b>	<b>9,171</b>	<b>21.00%</b>

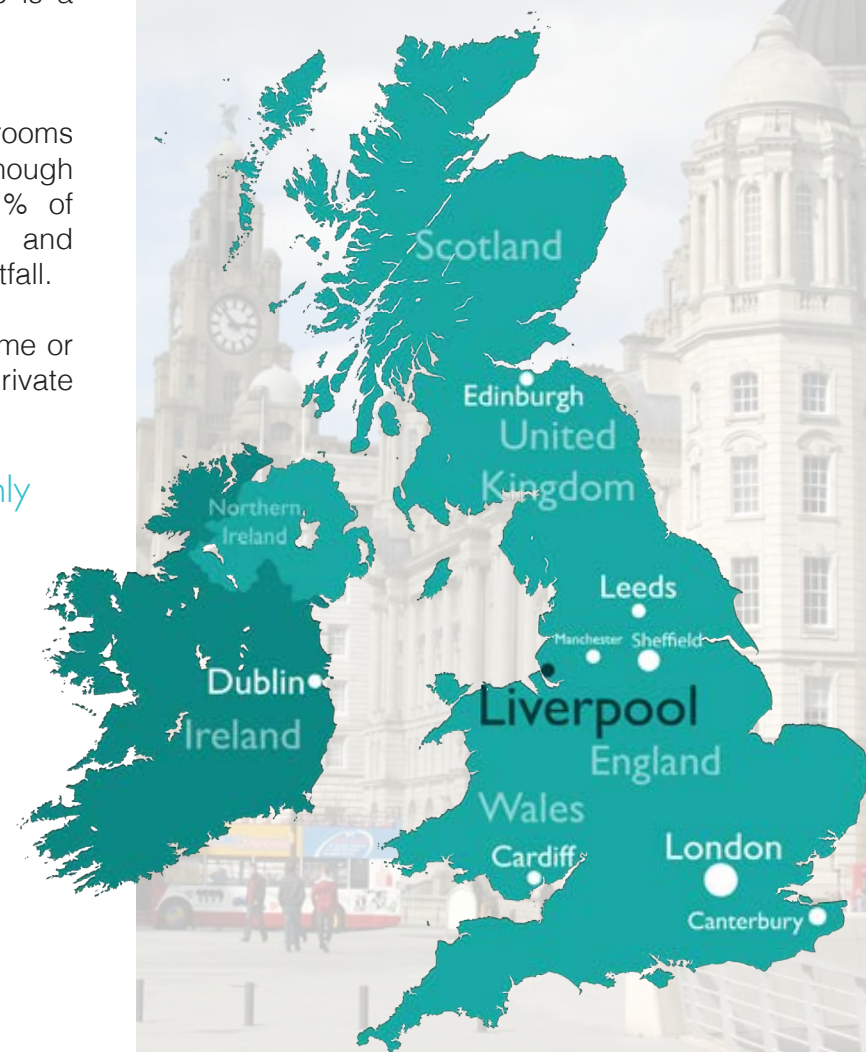
\* Figures obtained from USL student report

However, the demand far outstrips the supply. With 43,610 full time students living and studying in Liverpool, it's not surprising that there is a massive shortfall of quality student accommodation.

In the city there are only 9,171 student rooms available, meaning that there is only enough accommodation in the city for just 21% of students; this gap needs to be filled and investors are well placed to meet this shortfall.

These students usually have to live at home or find alternative accommodation in the private sector.

The universities in Liverpool can only supply accommodation for 21% of students



\*Source Savills UK Student Housing Spotlight 2013



# The Opportunity

The Quadrant is a purpose built student accommodation development comprising of 240 units over 7 levels. It offers 204 en-suite student bedrooms and 36 studios.

The student bedrooms are arranged in apartments of 8-11 units, each sharing a large communal area complete with deluxe kitchen, dining area and lounge.

The studios are all located on the top floor and provide more privacy than the student bedrooms, containing their own kitchen and dining area; perfect for students looking for the luxury of a self-contained apartment.

The Quadrant is located in the trendy area of Islington in Liverpool City Centre, just seconds from Liverpool Hope University. Currently regarded as Liverpool's 'next big destination', millions have been spent regenerating the area, delivering new public spaces, retail outlets, accommodation, offices and an array of new bars and restaurants. With innovative architecture, Islington is an area with distinct personality and character, making it an exciting base for both studying and exploring all that Liverpool has to offer.



External Building





 The Quadrant



# Specifications

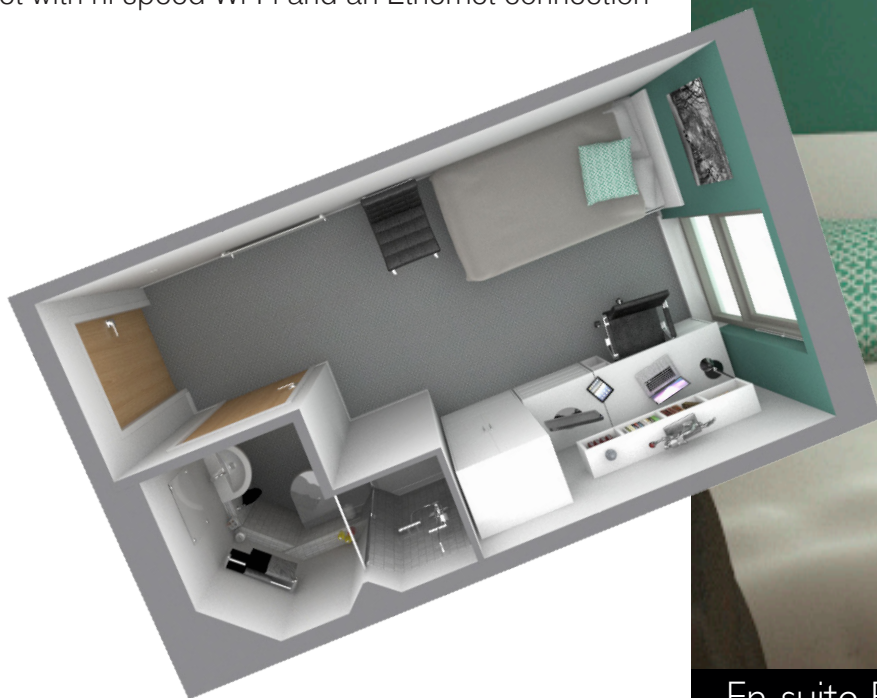
## Student En-Suite Bedroom

Size range from 13m<sup>2</sup> - 18.8m<sup>2</sup>

Units are arranged within apartments consisting of between 8 to 11 separate en-suite bedrooms.

Each Unit will be equipped with:

- ❑ Small double bed (4ft wide)
- ❑ Fitted wardrobes
- ❑ Workstation with study chair
- ❑ Shelving and drawers
- ❑ En-suite with shower cubicle, vanity sink unit and toilet
- ❑ Carpet, blinds and light fittings
- ❑ Personal safe and individual fridge
- ❑ Internet with hi speed Wi-Fi and an Ethernet connection



En-suite Bedroom



# Specifications

## Communal Areas

The shared communal areas in each apartment will be equipped with:

- Fully fitted luxury kitchen
- Fitted ovens, hobs and extractors
- Fridge Freezers
- Microwaves
- Breakfast bar and seating
- Lounge area with sofas and flat screen TV



Communal area



# Specifications Studios

Studios range from 19.9m<sup>2</sup> - 25.3m<sup>2</sup>

They are equipped with:

- ❑ Double bed
- ❑ Fitted wardrobes
- ❑ Kitchenette with fitted oven, hob and sink with dining area
- ❑ Seating area
- ❑ Workstation with study chair
- ❑ Shelving and drawers
- ❑ En-suite with shower cubicle, vanity sink unit and toilet
- ❑ Carpet, blinds and light fittings and personal safe
- ❑ Internet with hi speed Wi-Fi and an Ethernet connection



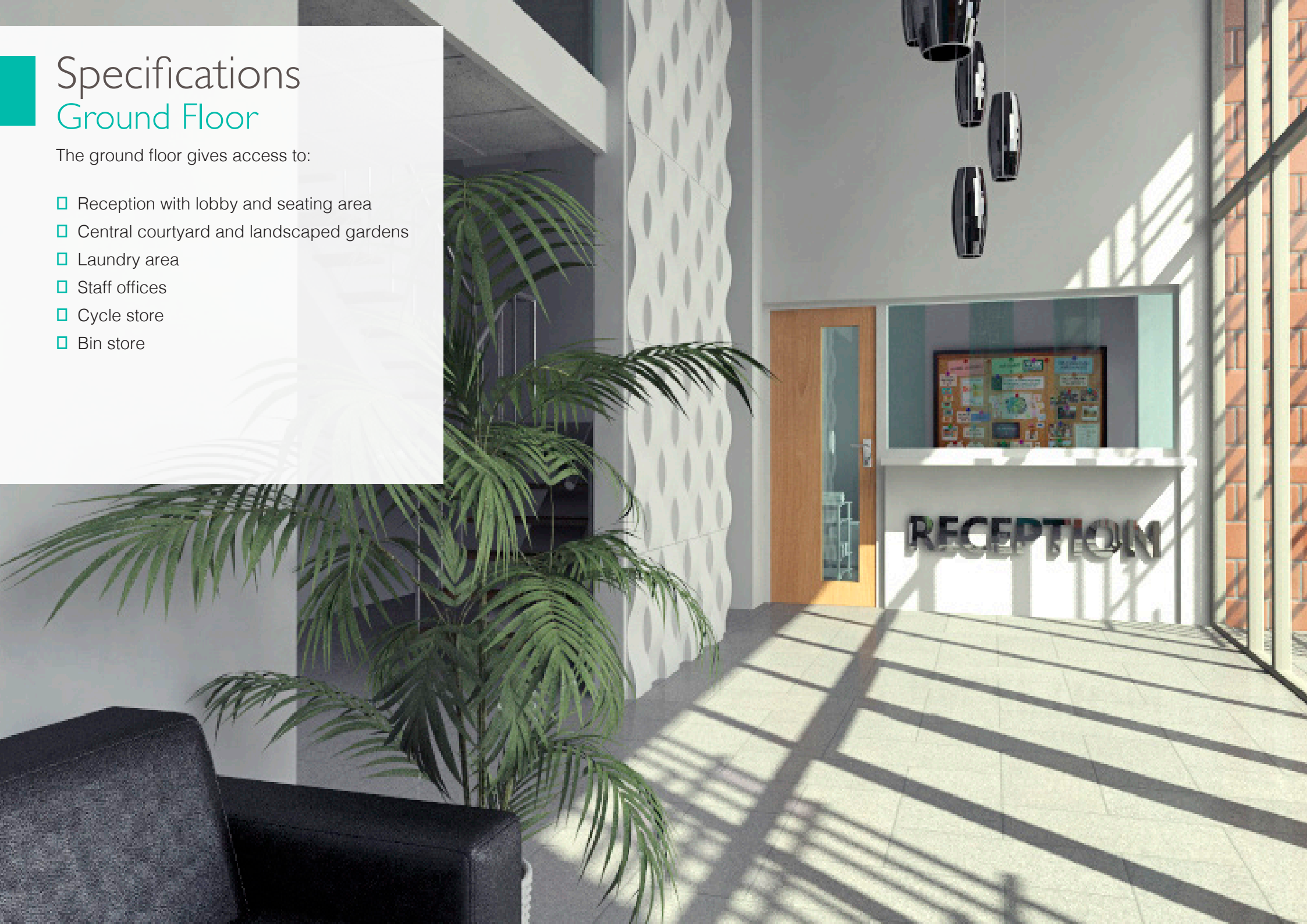


# Specifications

## Ground Floor

The ground floor gives access to:

- Reception with lobby and seating area
- Central courtyard and landscaped gardens
- Laundry area
- Staff offices
- Cycle store
- Bin store





Tranquil courtyard and  
landscaped gardens





30.5 million tourists  
visit Liverpool every year





## About Liverpool

**Location:** North West England

**Region Population:** 466,400

**Total Student Population:** 54,565

**Full Time Student Population:** 48,630

The city by the sea, Liverpool is a world class tourist destination, with world class attractions to match. From fantastic shopping and sport to legendary music and nightlife, Liverpool is bursting with energy.

Following its term as European Capital of Culture in 2008, the city has enjoyed unparalleled culture, financial investment and growth. The city is thriving with buzzing restaurants, boutique and international hotels, trendy wine bars, as well as an unbeatable variety of museums, galleries and theatres.

Liverpool is in the top 10 of all UK towns or cities visited by overseas visitors

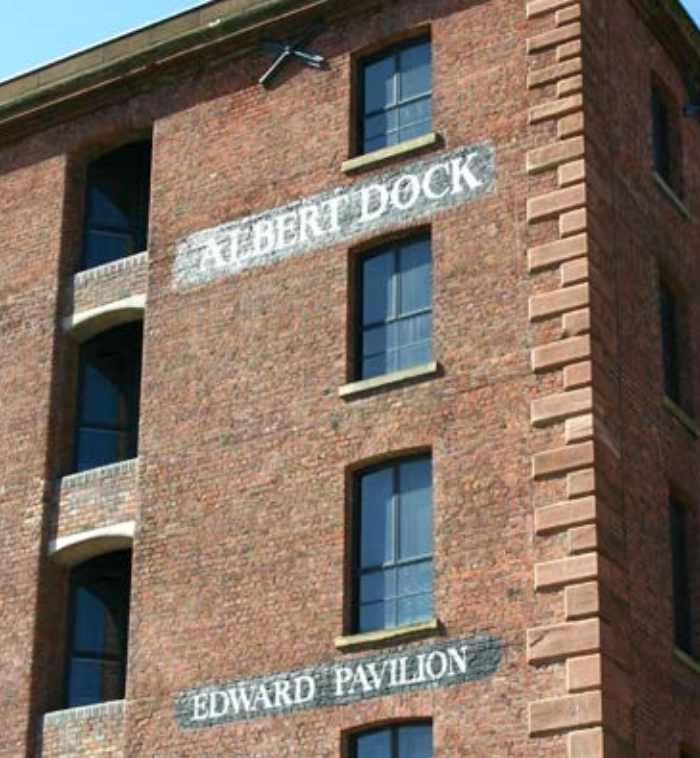
As a UNESCO World Heritage city, Liverpool has a unique mix of contemporary and classic architecture, not to mention two magnificent cathedrals and the stunning Liverpool waterfront.





Liverpool is at the heart  
of the thriving North  
West economy





## About Liverpool Economy

Liverpool is at the heart of the thriving North West economy. Worth £106 billion, the region is bigger than many EU countries, including Denmark and Finland.

Liverpool's £12bn wealth management industry is the largest outside London

The city is firmly connected to global markets, with many multinational companies, such as Barclays Wealth, Sony, Jaguar Land Rover and Novartis, already major investors in the city.

Liverpool's £12bn wealth management industry is the largest outside London. The city accounted for £121m in revenue and managed £11.6bn of assets, with Manchester managing £10.7bn and Edinburgh £10.6bn.

Source: [itsliverpool.com](http://itsliverpool.com)

## Facts:

- ❑ Host city for the UK's International Festival for Business 2014
- ❑ Fastest rising productivity of any major city outside London (ONS, 2012)
- ❑ Top 5 UK city visited by overseas visitors (5th) (LEP, 2012)
- ❑ Liverpool One (shopping centre), recorded a footfall of over 26m people in 2013.
- ❑ Top 5 UK retail centre (CACI, 2012)
- ❑ Largest collection of national museums and galleries outside of London (NML, 2012)



# About Liverpool Transport

Liverpool is one of the best connected cities in the UK, with two thirds of the UK living within a two hour drive away.

The city's excellent transport network provides easy access to all UK, European and international destinations. Liverpool John Lennon Airport is just 9 miles away from the city centre and connects to all UK and European destinations and the nearby Manchester Airport is ideal for international destinations.

Liverpool Lime Street Station, the city's main train station, is just a short distance away from The Quadrant and provides excellent transport links to all of the UK. You can reach London in just 2 hours and 4 minutes and Manchester in only 47 minutes.

## Train Times

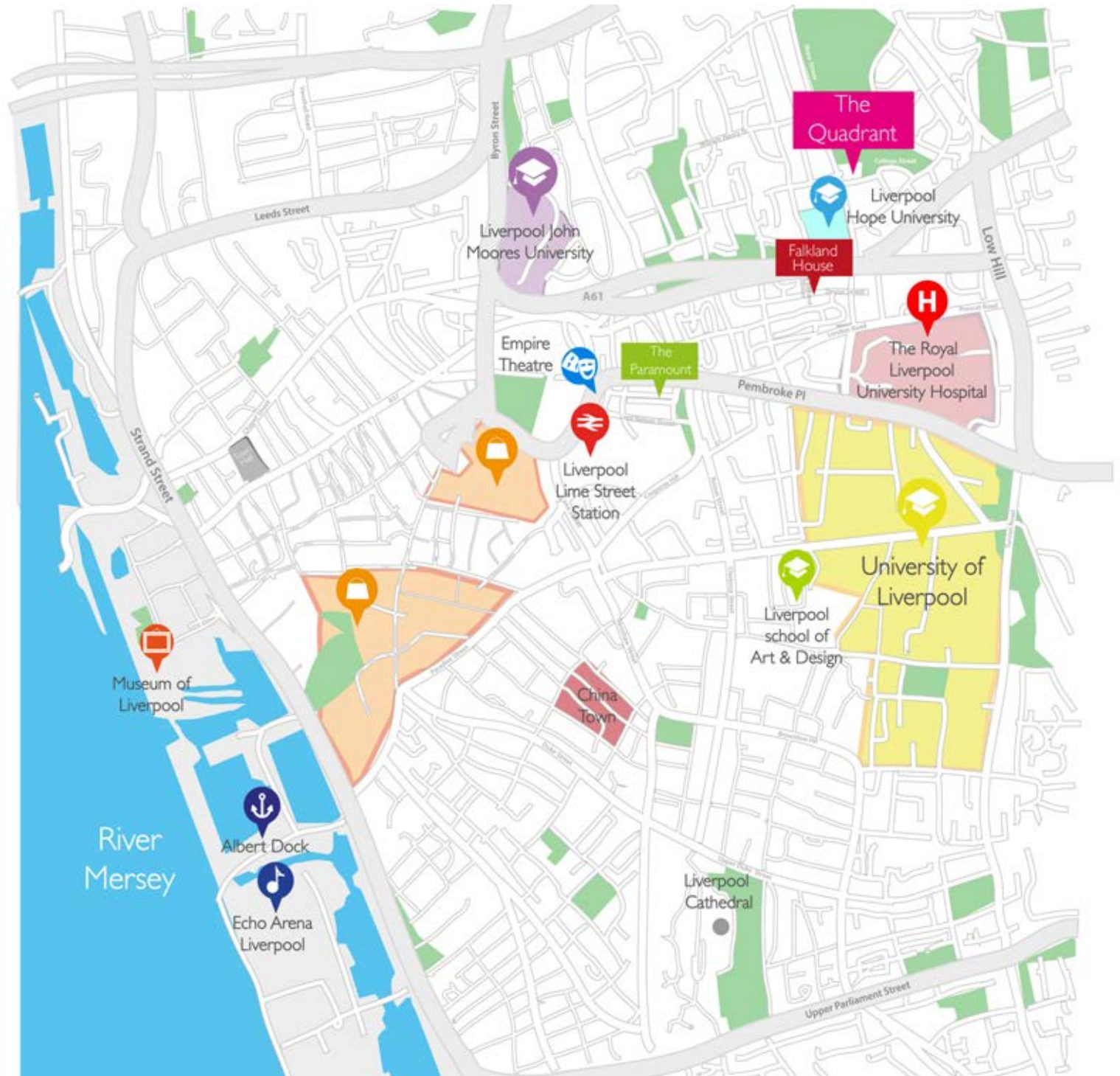
- Manchester  
47 Minutes
- Birmingham  
1 hour 43 Minutes
- London  
2 hours 4 Minutes
- Edinburgh  
3 hours 24 Minutes



# Liverpool

## North England, UK

-  Liverpool Hope University  
- 30 sec walk
-  Liverpool John Moores University  
- 10 min walk
-  University of Liverpool  
- 10 min walk
-  Liverpool School of Art & Design  
- 11 min walk
-  Shopping District  
- 13 min walk
-  Liverpool Lime Street  
- 13 min walk







## The Universities

The city's universities and colleges are internationally recognised and famous for their impact on technology, science, medicine and creative industries.

It is home to the University of Liverpool, Liverpool John Moores University, Liverpool Hope University and Sir Paul McCartney's Liverpool Institute of Performing Arts. Education in Liverpool is a life-changing experience.

Liverpool has a total of 54,565 full and part time students, flocking to the city for the world class research, the strong links to industry, the excellent facilities and the city's vibrant social life.



## Liverpool Hope University

- ❑ The university has two campuses in Liverpool, where 7,400 students study.
- ❑ The university's academic organisation is divided into three main faculties: The Faculty of Arts and Humanities, The Education Faculty and The Faculty of Science and Social Sciences.
- ❑ The university attracts students from some 65 countries worldwide.
- ❑ 4% of students are from overseas.

## Liverpool John Moores University

- ❑ John Moore's University is one of Britain's biggest – with over 25,000 students.
- ❑ The university has a strong reputation in sport and exercise sciences, astronomy and computer sciences.
- ❑ The University is divided into six faculties: Business and Law; Education, Community and Leisure; Health and Applied Social Sciences; Media, Arts and Social Science; Science; and Technology and Environment.
- ❑ Liverpool John Moore's University has a reputation as one of the most forward looking and free-thinking universities in the UK and is a pioneer of multimedia teaching and has one of the UK's most well-equipped media centres.
- ❑ 8% of students are from overseas.

## The University of Liverpool

- ❑ The original 'red brick' university, it has 20,000 students from more than 100 countries.
- ❑ The University of Liverpool is a pre-eminent research-based university with over 400 programmes spanning 54 subject areas.
- ❑ There are three faculties, including Health and Life Sciences; Humanities and Social Sciences; and Science and Engineering. These are organised into 35 departments and schools.
- ❑ 72.7% of their students achieved a First or 2:1 from classified degrees in 2008 and worldwide they have 155,000 alumni, living in 159 countries.
- ❑ 11% of students are from overseas.



# The Management Urban Student Life

## Delivering the next generation of student accommodation

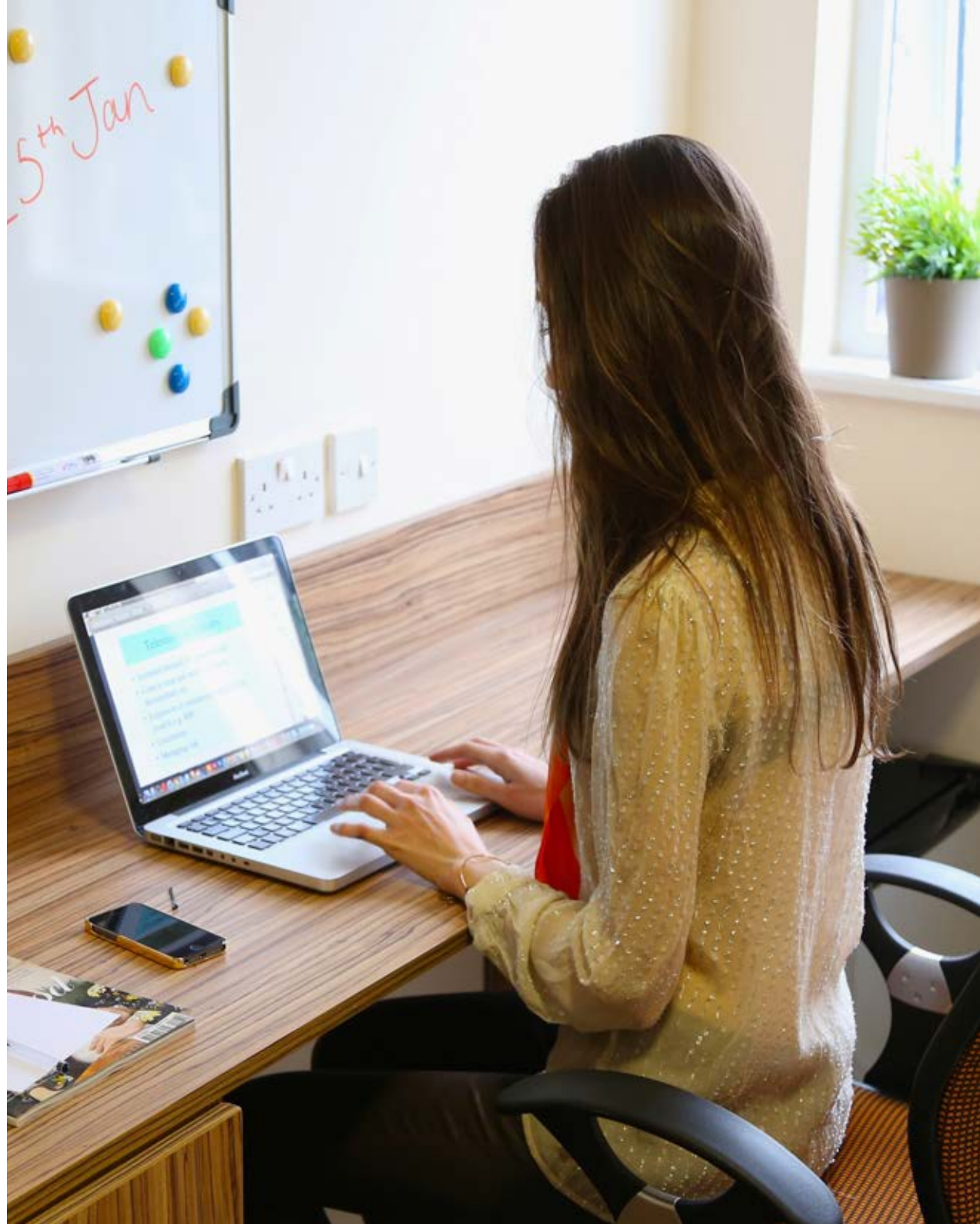
Urban Student Life Limited (USL) offers a commitment to both their clients and students via their “hotel style charter”. They are committed to the students, offering outstanding levels of services and security which surpass those offered by competitors.

USL is responsible for managing The Quadrant.

Their duties include:-

- ❑ Provide a full tenant sourcing service, including marketing of the unit, conducting viewings and completing all relevant paperwork, referencing and obtaining reservation deposits.
- ❑ General day-to-day lettings management including collection of rents, checking students in and out of the unit ensuring a full inventory has been completed to protect the landlord (buyer). USL are the central point of contact for the students.
- ❑ Maintenance and cleaning of communal areas; receptions, hallways, kitchens, study areas.
- ❑ Maintenance and cleaning of external areas and the appearance of the building.

A proportionate part of the cost of the provision of these services (including a management charge) will be re-charged by the Developer to each buyer through a service charge. The service charge will include utilities and insurance contribution to a sinking fund to cover the cost of maintenance and repairs.



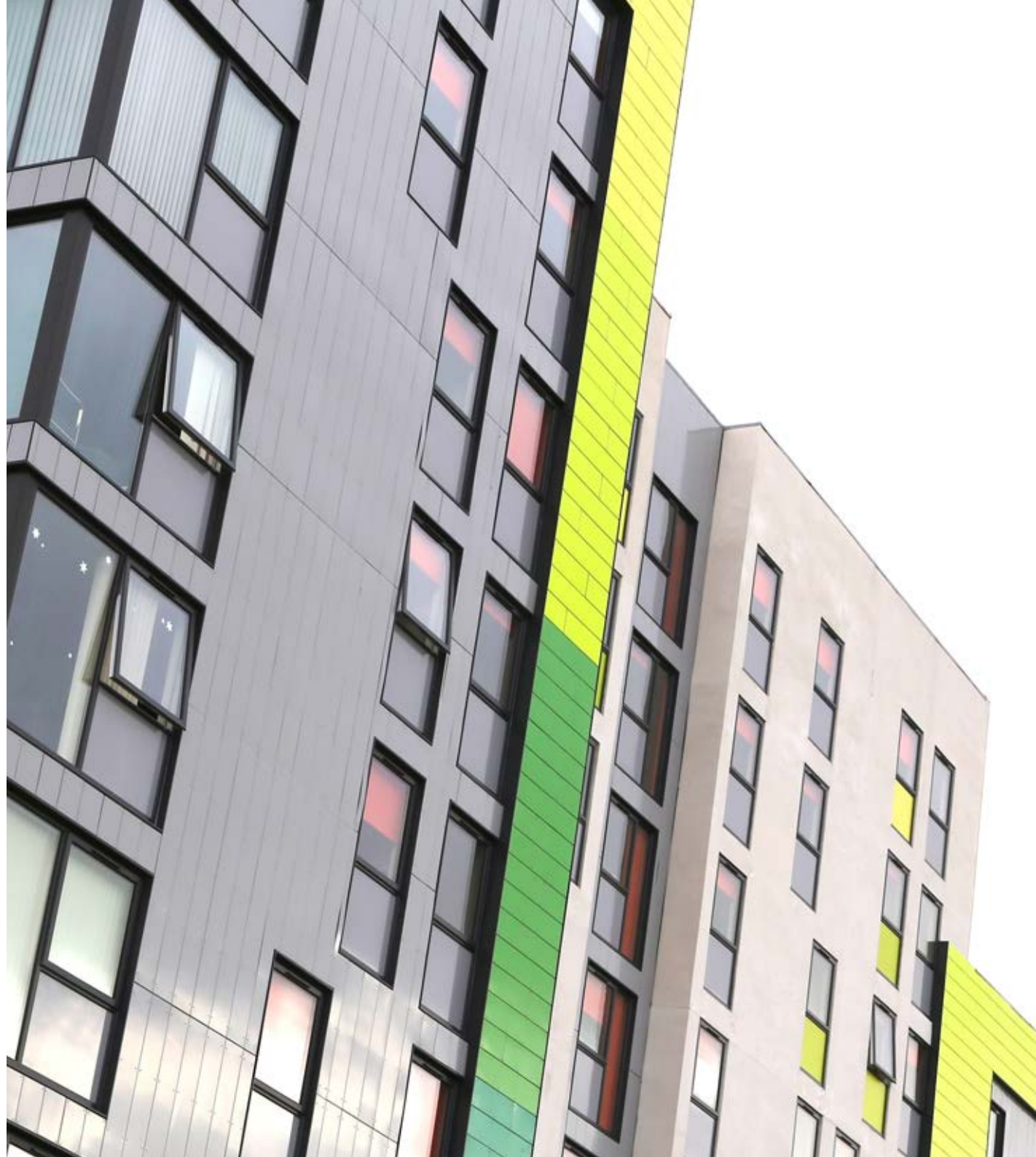
# The Contractor

## PHD1 Ltd



The Quadrant will be built by PHD1 Ltd. They were incorporated in December 2010 to develop new homes for local government departments and secured contracts in the first year for over £3m. The senior managers of the company have over 25 years' hands on experience in property development, developing over 1,000 properties at a build value of £125m.

PHD1 Ltd is registered as an accredited builder as part of the Checkmate scheme and a member of the "Considerate Construction Scheme". Their dynamic approach enables them to design, develop and deliver an outstanding product for buyers. All developments will benefit from a 10 year warranty to give peace of mind. Completed student developments include Falkland House in Liverpool and Trinity Hall in Chester.





# Previous Projects

## Falkland House, Liverpool

Launched in September 2012, Falkland House sold out in just 6 weeks. With an under supply of student accommodation Falkland House was able to meet the demand for high quality units, offering larger than average size rooms, great location and a top management company.

Falkland House completed on time ready to welcome in students for the new academic year in September 2013.

This opportunity offered investors a chance to enter the lucrative student property market at an affordable level.

- ❑ 106 hotel-style units over 8 floors.
- ❑ Range of en-suite bedrooms, studios and one bed apartments.
- ❑ Fantastic location near to city centre and universities.
- ❑ Tenants from Thailand, Spain, France, Ireland and UK.
- ❑ Bookings already secured for September 2014 intake.



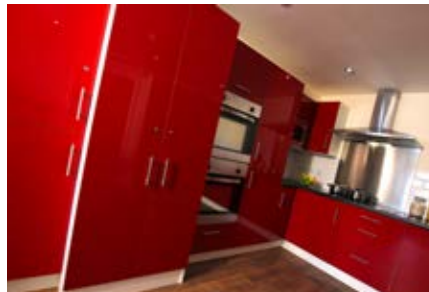
# Previous Projects

## Trinity Hall, Chester

Located in the historic university town of Chester, in the North West of the UK, Trinity Hall was completed ready for the September 2013 student intake.

The City of Chester is currently experiencing a massive shortfall of student accommodation and the University is only able to offer accommodation to 65% of first year students. With an urgent demand for 2000 student rooms, Pinnacle were able to successfully supply the shortfall for high quality student accommodation in the area.

- ❑ 85 Luxury en suite rooms.
- ❑ Originally an old school house in 1908.
- ❑ 100% occupancy of available rooms.
- ❑ Tenants from France, Germany, Italy, Canada and the UK.
- ❑ Bookings already secured for September 2014 intake.





# Purchase Process

- 1 Choose a student unit
- 2 Pay reservation fee
- 3 Instruct solicitors
- 4 Exchange of contracts
- 5 Stage payment
- 6 Completion





## FAQ

### What is the full address?

Shaw Street, Liverpool, L6 1HA

### Is it a new build or a refurbished development?

It is a new purpose built development.

### How much are the Units?

Student bedrooms are priced from £57,995 and the studios from £79,995.

### What is the assured yield?

Assured rent is from £5,220 - £7,200 depending on the type of Unit you choose.

### How long is the lease and what is the ground rent?

The lease is 999 years and the ground rent is £500 per annum (subject to review every 5 years).

### Are the rooms furnished?

Yes- All rooms are furnished to the highest specification. Please see brochure for room specifications.

### How do I reserve a Unit?

Complete a reservation form and pay the fee to reserve your unit. The fee will be deducted from the payment due on exchange of contracts.

### How will the payments be structured?

There are 2 options to choose from:

**Option A:** Pay the reservation fee, upon exchange pay **50%** (less the reservation fee), then a stage payment of **30%** and a final payment of **20%** on completion.

In the unlikely event of any delay a 4% penalty payment will be paid on deposited funds, from the intended completion date until actual completion.

**Option B:** Pay the reservation fee, upon exchange pay **80%** (less the reservation fee) and a final payment of **20%** upon completion. With this option you will benefit from a 5% per annum interest payment on all deposited funds from exchange to practical completion.

### When will contracts be issued?

Once we receive the reservation form and fee we will instruct solicitors. The contract will be sent to the buyer once the money laundering and ID checks have been undertaken and client care letter has been signed and returned.

We will appoint a solicitor on your behalf to handle the legal process for you. They will ensure that all the necessary legal searches have been done.

### The Developer's solicitor will be:

David Roberts. David Roberts and Co, Victoria House, 96-98 Victoria Road, New Brighton, CH45 2JF.

### Who will act for the buyer?

We prefer buyers to use an independent firm of solicitors appointed from the following panel:-

- ❑ FDR Law LLP, 21 Bold Street, Warrington, WA1 1DG
- ❑ Scott Fowler, Old Church Chambers, 23/24 Sandhill Road, St. James, Northampton, NN5 5LH
- ❑ Maxwell Alves, 75 Farringdon Road, London EC1M 3JY

Our panel solicitors have reported on the title to the Development and are familiar with the transactional documents. This enables them to deal efficiently with buyers' enquiries and ensure that the transaction proceeds quickly and smoothly to exchange of contracts. Panel solicitors are able to send a team overseas if there is a sufficient volume of transactions. If you wish to use another solicitor please speak with us to discuss.

### When will the contracts exchange?

May 2014

### When will the building be complete?

We anticipate that the building works will start in June 2014 and will be complete for September 2015.





# FAQ

## How and when will I receive my income?

On completion of the grant of your lease you will have the option to grant a sub-lease to Student Luxury Living Limited for a period of 5 years.

Student Luxury Living specialise in securing contracts on high end student accommodation blocks. By working closely with universities and reputable student rental companies, Student Luxury Living have the ability to offer buyers a lease taking the worries of rental income and management issues away.

Under the terms of the sub-lease Student Luxury Living Limited will pay:-

- ❑ A rent to you of between £4,720.00 - £6,700.00 (depending upon the type of Unit you choose);
- ❑ The £500 pa ground rent due to the Developer under your head lease;
- ❑ The service charges raised by the Developer for the services incurred in maintaining and servicing the building and the common parts.

The rental income will be payable quarterly in arrears by bankers order direct to your account in sterling. Payment of the rent and the other obligations under the sub-lease will be guaranteed by the Developer.

## What happens at the end of 5 years?

At the end of 5 years you will be responsible for the management of your Unit and the payment of the ground rent and service charges.

Student Luxury Living will be pleased to discuss the ongoing management or a renewal of the lease of your Unit with you at the end of the 5 year period. Or alternatively, you are free to manage the Unit yourself or to appoint an agent of your choice.

## Who will manage the Development?

The Development will be managed by Urban Student Life Limited ("USL") a company which specialises in managing student accommodation.

## Who is responsible for repairing my Unit?

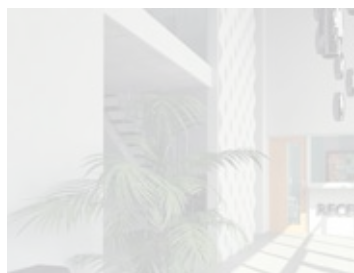
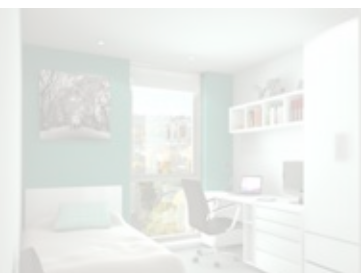
During the first 5 years, Student Luxury Living Limited will be responsible for ensuring that your Unit is kept in good repair and handed back in this condition at the end of the sub-lease.

## Is the Unit transferable?

The Unit is freely transferable at any time whether during or after the end of the 5 year sub-lease period.

# PINNACLE

MC GLOBAL NETWORK



Disclaimer: All images and information about the development are provided as an indication of the likely style and specification of the development. These plans are not finalised and may be subject to change.

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