



Alesco Property

Property Collection 2017 / 2018

www.alescoproperty.com

Alesco Property

Alesco are among the UK's leading Property Investment companies.

Headquartered in London but with a UK wide reach, Alesco supports both experienced investors expand their portfolio and new investors acquire their first investment property.

With a changing economic and political frontier approaching Alesco has positioned itself to target the regeneration areas within the UK. These include London commuter belt towns such as Slough and Luton and go as far afield as Media City in Manchester, Digbeth in Birmingham and Liverpool Waters.

Alesco provide a tailored service from enquiry through to completion of the desired property – whilst our main focus is BTL we also cater to investors who prefer a completely passive income within the student and hotel market.

“not one city, but a collection of Northern cities - sufficiently close to each other that combined they can take on the world.”



Northern Powerhouse

The idea of a 'Northern Powerhouse' was first introduced in June 2014 by the Chancellor of the Exchequer, George Osborne, in a speech in Manchester. He made the case that the lack of economic and physical connections between the cities and city regions of the North of England was holding back their growth, with significant implications for the national economy. In the Chancellor's own words: "the whole is less than the sum of its parts... so the powerhouse of London dominates more and more."

For Osborne, the solution to this challenge is the creation of a Northern Powerhouse – "not one city, but a collection of northern cities - sufficiently close to each other that combined they can take on the world."

The high-speed rail link from London to Manchester is the largest infrastructure project ever undertaken and equates to £40bn in investment. This will link cities such as Liverpool and Manchester to London in record time.



X1 Media City - Salford Quays, Manchester

Key Features

- Prices from £124,995
- Quay Views
- X1 Developments
- 999 Year Lease
- 100% Occupancy in all X1 Developments
- 6% NET Rental Income
- Sustained Capital Growth since 2008

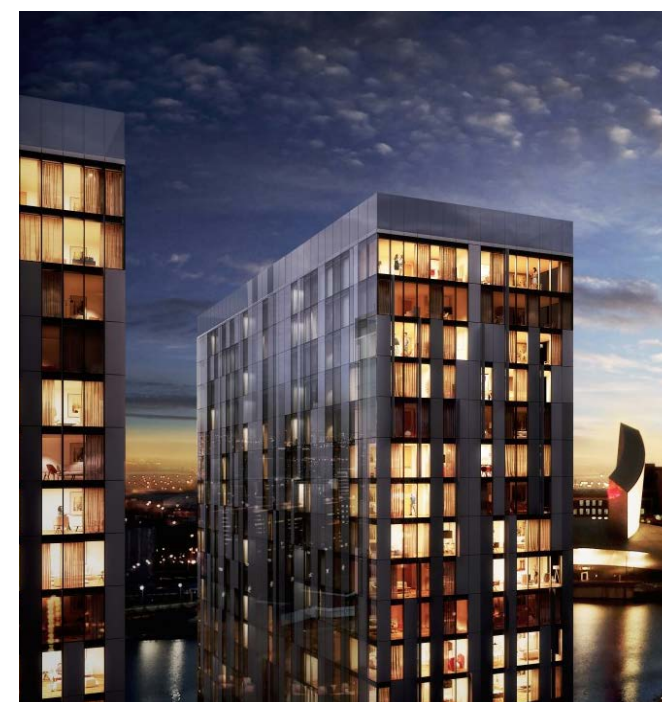
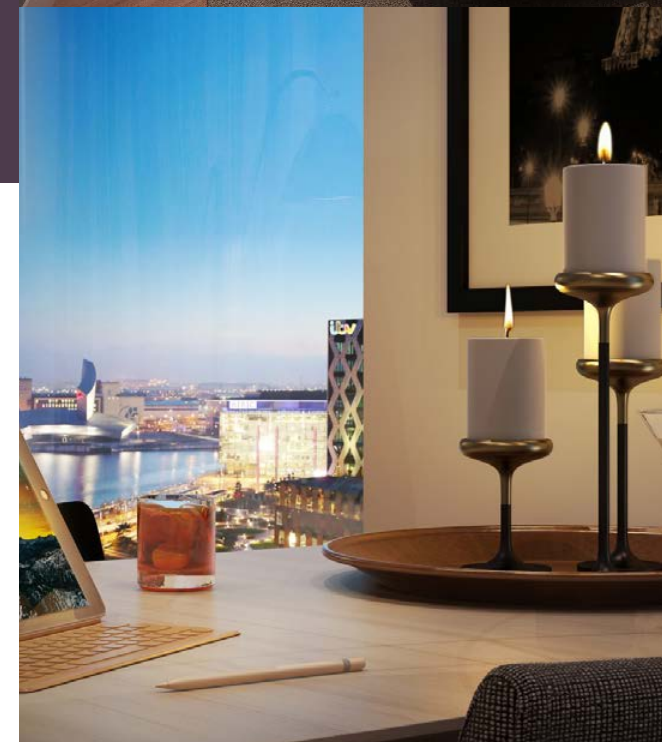
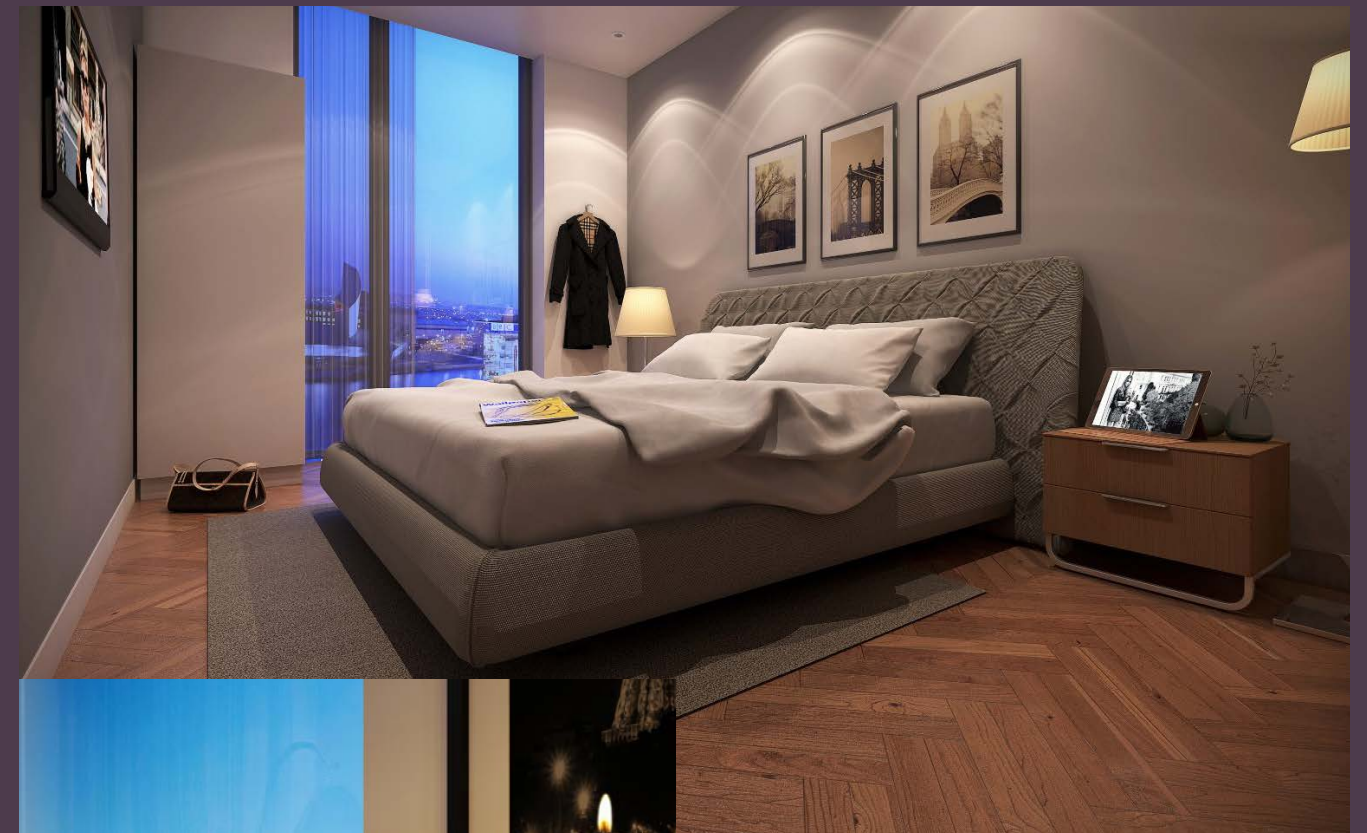
Located in one of the most thriving areas of Manchester, X1 Media City will be the largest residential development in the North West and will dominate the Salford Quays skyline.

Already home to iconic buildings such as the BBC and ITV television, this landmark development will be located within the midst of Media City, adding to the £1.4 billion of public and private investment that has made this area one of the key growth areas in the country.

Developer:

X1 is one of the Northwest's premier development companies. X1 have an expertise, and proven track record in the provision of high-end buy-to-let properties. Focused on key growth areas, X1 have a vast and exciting portfolio of real estate in Manchester, Liverpool and Leeds.

X1 is one of the Northwest's premier development companies. They have expertise, and a proven track record in the provision of high-end buy-to-let properties.





Oxygen Tower, Manchester City Centre

Key Features

- Prices from £197,000
- Prime City Centre Location
- HS2 Link to Manchester Piccadilly
- Great Facilities (Gym, Spa, Swimming Pool)
- Luxury Apartments for Young Professionals
- Estimated 6% Rental Yields
- Completion Q3 2018

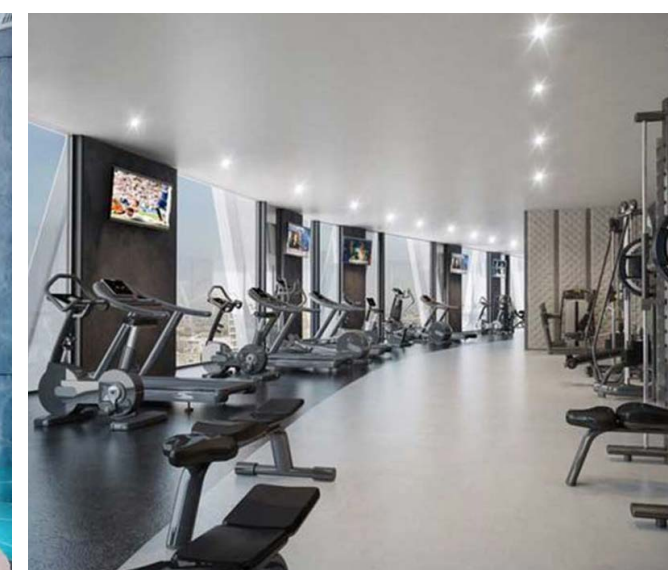
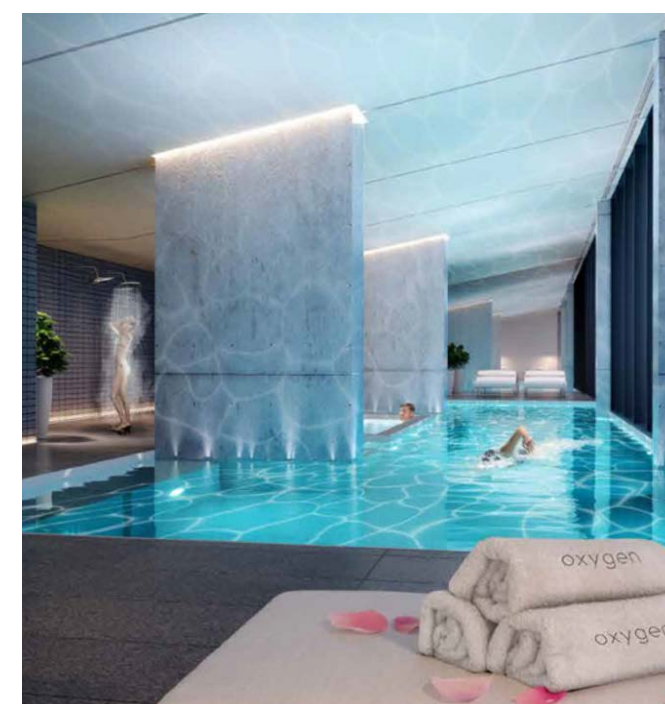
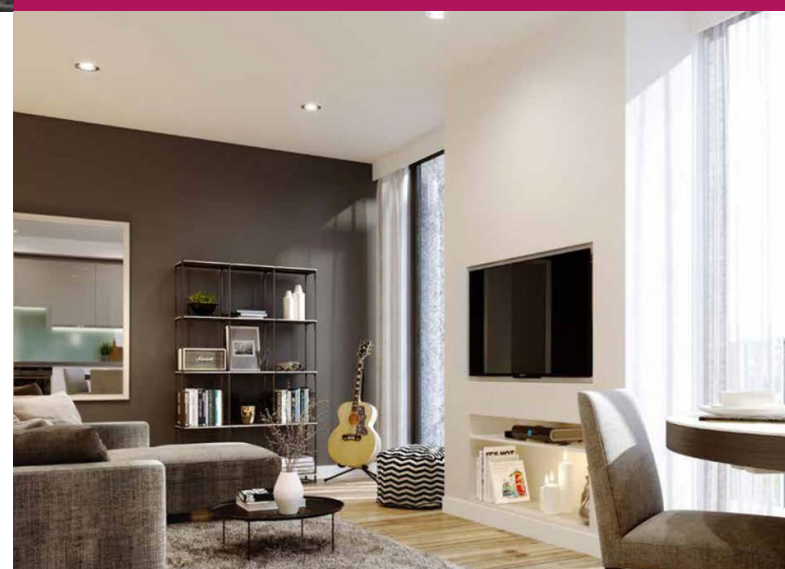
Oxygen Tower is one of the most exciting landmark residential developments ever to be planned in Manchester. Close to Piccadilly and the Northern Quarter, Oxygen Tower will be a vertical village boasting hundreds of highly desirable homes, sky gardens and a whole lot more.

The development will enjoy a prime position in the centre of Manchester, only five minutes' walk from Piccadilly Train Station, close to the Metrolink tram network and literally on the doorstep of the Northern Quarter.

Developer:

Property Alliance Group (Alliance) has spent 27 years growing a wholly owned mixed UK portfolio of award-winning offices, industrial retail, leisure and residential developments now valued at over £260m.

Alliance Real Estate (ARE) further co-owns strategically targeted portfolios of £90m to manage and implement client fiscal strategies.





B5 Apartments Birmingham

Key Features

- Birmingham City Centre
- Prices from £149,950
- Capital Growth 8% in 2016
- Walking Distance to Birmingham Grand Central
- 12% Below Market Value
- Flexible Payment Options
- 6% Rental Yields

A selection of 94 expertly designed apartments in B5, Birmingham. A city firmly focused on the future, Birmingham continues to flourish from a wealth of investment and regeneration over the past 20 years. And there's plenty more to come...

Right in the centre of England, everything is accessible in Birmingham. Proud of its distinctive heritage, yet energised by the youngest population in Europe, the city's transformation into a cosmopolitan, accessible and welcoming city has ensured that rental demand in the city continues to outweigh supply.

Developer:

Founded in 2007, the Prosperity Group was born out of a passion to deliver affordable, desirable homes and buy-to-let opportunities to a global audience.

Energised by the sheer wealth of opportunity in the region, Prosperity Developments has already made its mark on the city, with developments built and sold across key city centre sites and dedicated to offering buy-to-let investors an exceptional opportunity to purchase prime city centre luxury apartments directly from us, the developer.





Moseley Gardens Digbeth, Birmingham

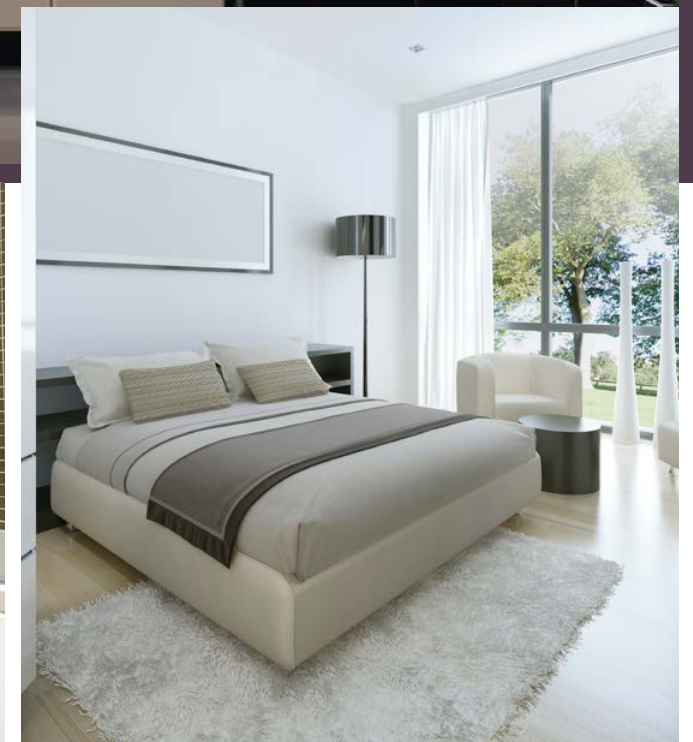
Key Features

- Prices from £134,995
- Digbeth Regeneration (HS2 Link)
- Sustained Capital Growth
- 78 Apartments
- Exchange with 3%
- 24-Month Payment Plan
- Completion Q2 2019
- 10 Min Walk to Grand Central

Moseley Gardens lies in the Digbeth area of Birmingham, a lively, creative hub on the east side of the city centre. Digbeth has come a long way from its early industrial roots and is now a natural home to the city's burgeoning young, creative and digital community who represent an important part of Birmingham's economic future.

The outlook for Digbeth is promising, with plans for HS2 well advanced and the recent publication of the Birmingham Curzon HS2 Masterplan.

Exciting proposals for Digbeth also include 33,000sqm of retail place, 150,000sqm of office space and 75,000sqm of residential development. It is estimated that this would create over 5,000 jobs...exciting times for the City's premier creative quarter.





Reliance house Liverpool

Key Features

- Prices from £119,950
- Completion Q2 2018
- Grand Edwardian Style Property
- 7% NET Guaranteed for 1 Year
- £250 per sqft
- Legacie Developments
- Fully Managed on your Behalf

This handsome Edwardian style building is being brought back to life as a luxurious residential apartment development.

Located in the historic centre of Liverpool, the development perfectly exemplifies the cities current renaissance. Sensitively building upon a proud heritage to meet the demands of modern living. The restoration of Reliance House presents a unique opportunity for home buyers and investors to secure an apartment at this prestigious address.

Liverpool is currently undergoing huge investments from both the public and private sector. This

will provide the platform for long term growth and demand for accommodation. A prime example is Liverpool Waters, which represents £5.5 billion worth of investment alone.

Developer:

Legacie Developments focus on city centre locations and buildings of character; they work with award winning architects to create elegant modern apartments.

Respecting the heritage of their properties and locations, they incorporate period features into our design wherever possible – with the goal of creating beautiful homes and a luxurious building.





North House Liverpool

Key Features

- Liverpool City Centre
- Prices from £109,995
- 250 Year Leasehold
- 1 Year Guaranteed at 7% NET
- Completion Q3 2018
- Experienced Developer
- City Views

North House is a high-end residential development located in the heart of Liverpool city centre. The development is a conversion of a commercial property into 43 luxury one and two bedroom apartments.

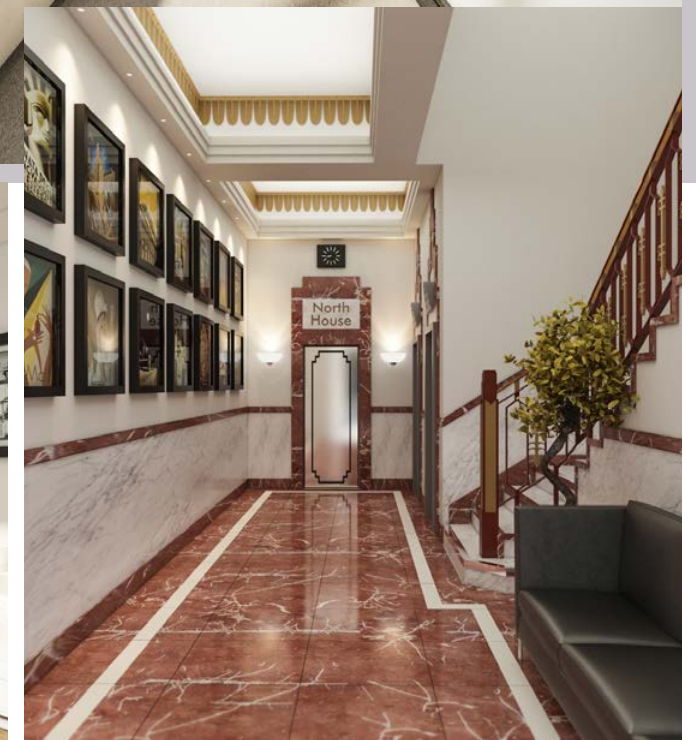
The apartments will benefit from spacious living areas, high specification fixtures and close proximity to Liverpool's key shopping and cultural districts.

North House represents an outstanding buy-to-let investment opportunity. The location and apartment design are perfectly suited to meet the

high demands of the local rental market. The well-appointed accommodation and key position of the development will ensure popularity.

Developer:

Ridgemere Limited are passionate about what they do and pride themselves on their reputation and excellence. Their experience combines to provide clients with a dedicated service that delivers, and with their contacts, clients can be sure they get the exemplary service from the right people to help achieve their development and investment objectives.





Hotel Investments

NPD Group

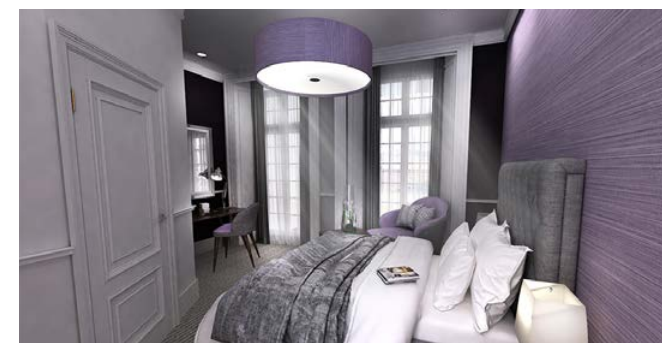
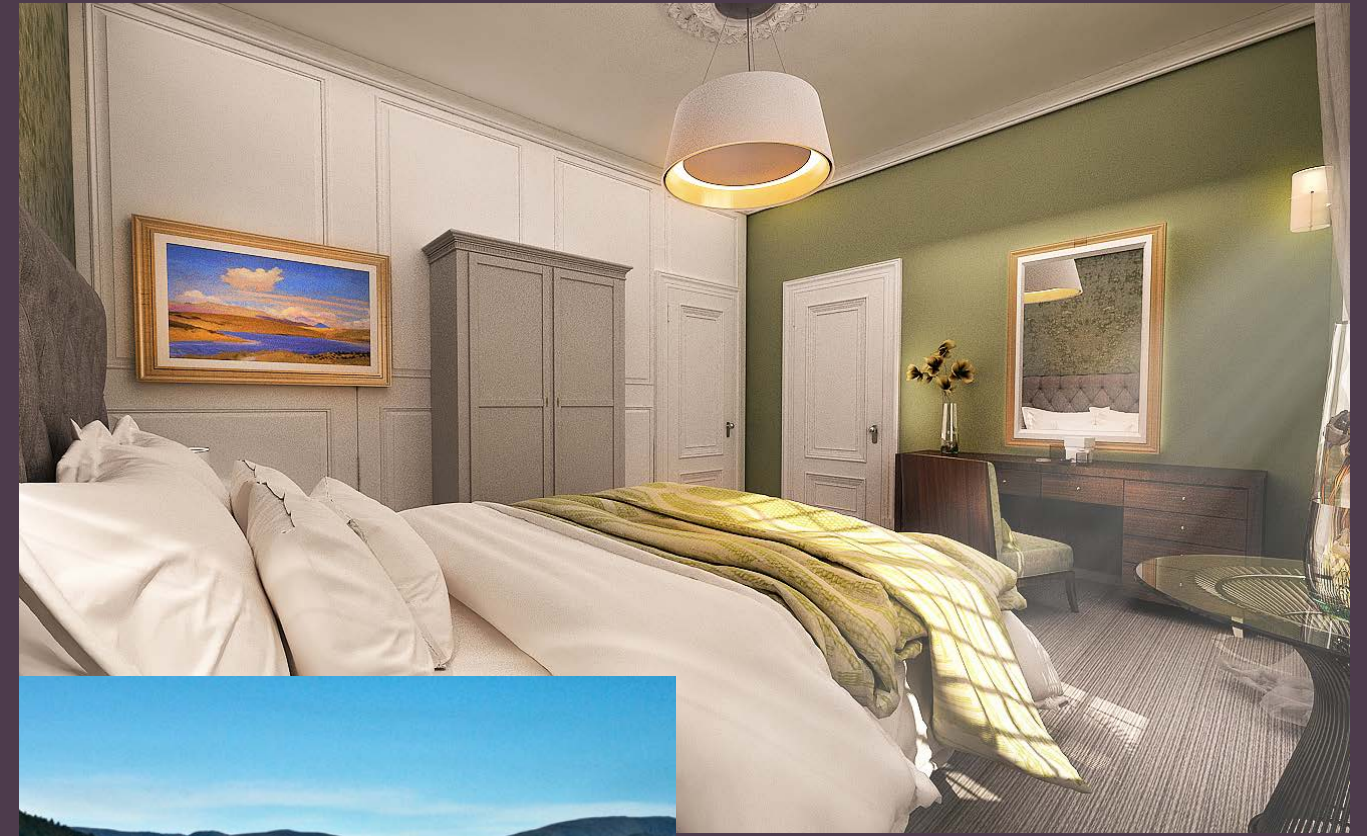
Key Features

- Prices from £50k Upwards
- 10% NET Guaranteed for 10 Years
- Completed and Operational
- Immediate ROI
- 125% Buyback
- Exempt from Stamp Duty
- 2 weeks personal usage
- 10 successful and operational Hotels

In 2017 Alesco has strategically partnered itself with NPD group. Their tried and tested model has delivered for investors with over 10 operational hotels currently in the UK and expanding rapidly.

NPD are an award-winning developer, specializing in the construction and refurbishment of property within the hotel and leisure sector collection of hotels & leisure resorts across the UK are delivered to provide amenities and services that are not only complimentary to their surroundings but strive to provide functional guest experiences through innovative design.

Operated by their group owned sister company Giant Hospitality the hotel locations are carefully selected to provide a varied portfolio of stylish hotels offering something for everyone.





Student Property

Key Features

- Prices from £50K to £100K
- Exempt from Stamp Duty
- 7%+ Assured NET Rental Income
- Stable Yields
- Close to Universities
- Resilient Market
- Excellent On-Site Communal Facilities
- City Centre Locations
- Hands Off Investment

Alesco provide a range of opportunities within the student sector. Student property allows investors to purchase in central locations with lower capital levels and thus higher rental yields.

The student market is resilient even when housing markets go down as they are linked to the rental income produced and the quality/demand for the education system.

Private student accommodation continues to outperform all other forms of property investment in the UK. With low entry prices,

stable yields and low void periods, it's one of the most lucrative ways to expand your portfolio.

We have a particular focus on the large UK University towns with multiple universities such as Liverpool, Leeds, Manchester, Sheffield and Bristol.





Student Development Devon House Liverpool

Key Features

- Liverpool's Knowledge Quarter
- 8% Assured Net Rental Income for 3 Years
- Next to Royal Liverpool University Hospital
- Within 12 Minutes' Walk of all 4 Major Universities
- Hotel-Style Access Control Systems
- Fully Fitted Communal Kitchens
- Experienced Management Company

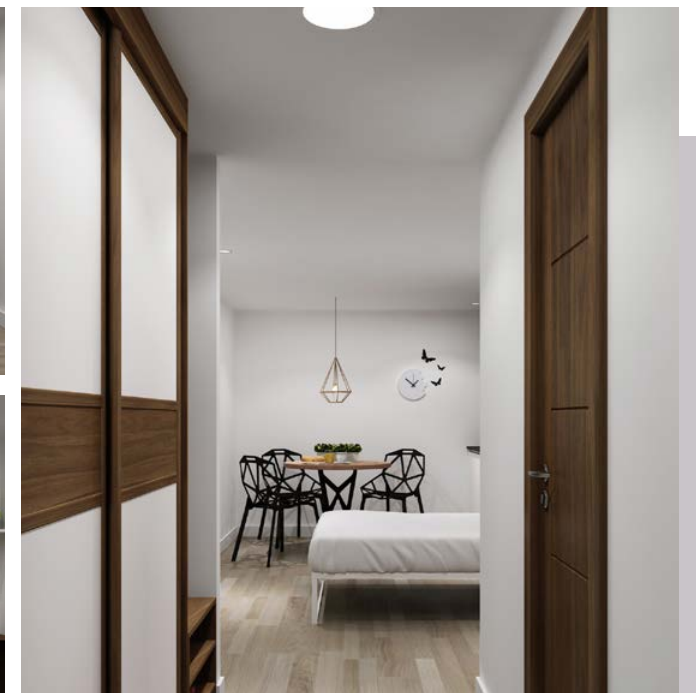
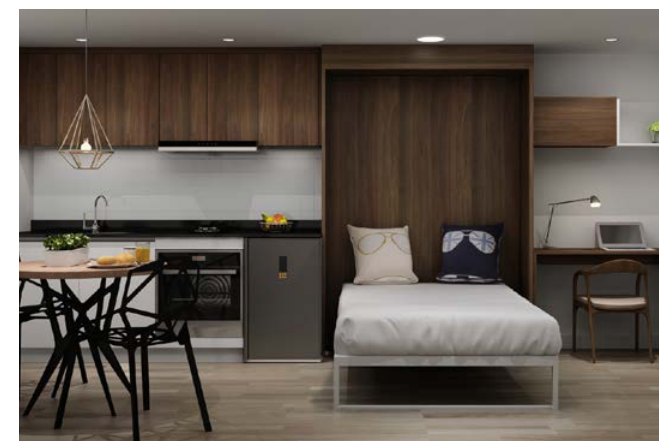
Located in the heart of Liverpool's academic hub, Devon House is a deluxe development that offers all the luxuries student now demand – with extra amenities that differentiate it from other accommodation choices in the area.

It will be the first development to feature the bespoke student liaison app. This clever technology allows tenants to book communal areas, control heating, request maintenance 24/7, communicate with others in the building, receive information from on-site management and order outside services like food and laundry.

Developer:

YPG Developments is a young dynamic company with current projects that tally over £72 million.

They have an innovative approach to construction and the team have over 30 years' experience in their field.





No.47 Leicester

Key Features

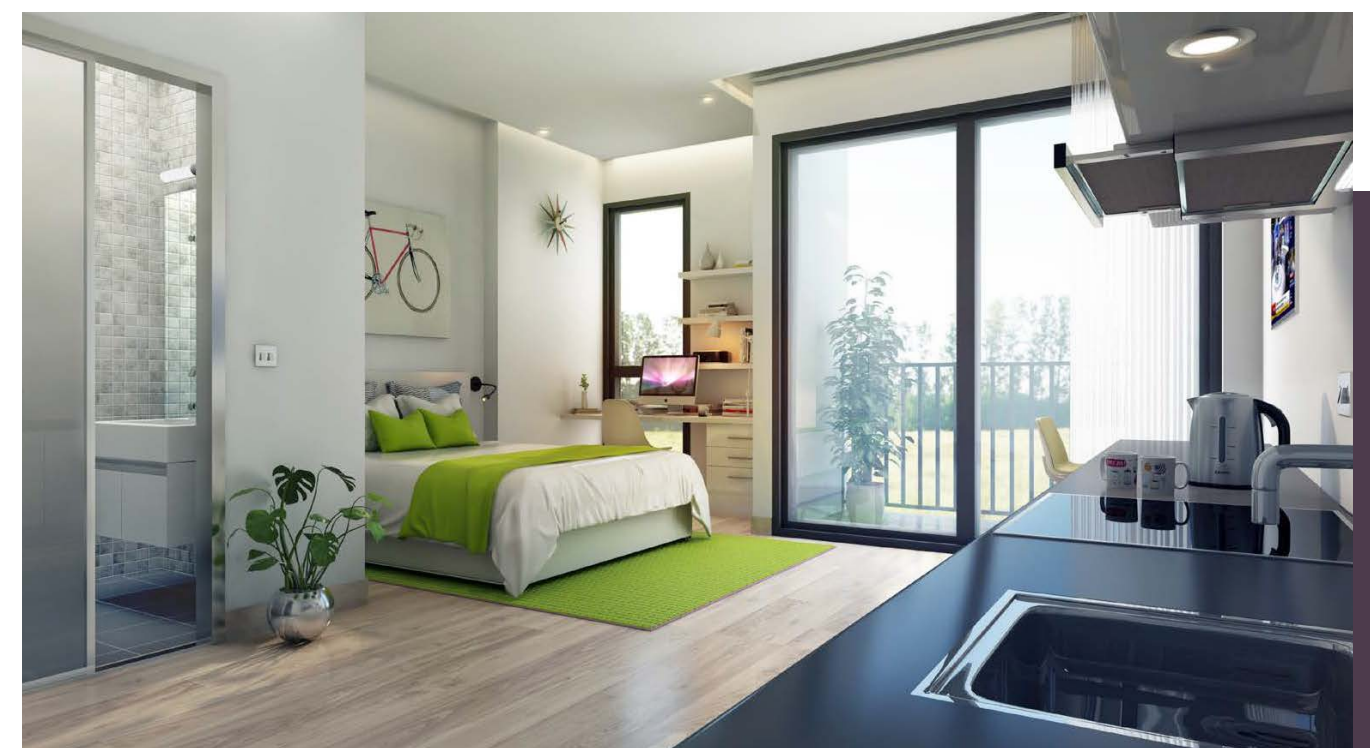
- Leicester City Centre
- 7% Assured Net Rental Income for 5 Years
- Hi-Speed Internet Throughout
- Close to the University of Leicester
- Excellent On-Site Communal Facilities
- Anticipated Capital Growth
- Armchair Investment

This stylish student development will offer 52 studios finished to the highest of standards with a spacious interior to maximise light.

Investors have the opportunity to invest in a landmark building in the heart of Leicester. A city with the largest economy in the East Midlands and £3 billion + worth of investment still being delivered.

Developer:

Aronex Developments is a real estate development company focusing on premium developments across all regions. They are considered one of the leading companies in the UK and offer superb service to their customers and clients worldwide. Their success lies in deep and detailed knowledge of the UK property markets and profound understanding of the needs and demands of their UK and international customers.



“Real estate cannot be lost or stolen, nor can it be carried away. Purchased with common sense, paid for in full, and managed with reasonable care, it is about the safest investment in the world.”





Unit 26B Horizon House
Juniper Drive
Battersea Reach
London
SW18 1GH



0203 819 7366



info@alescoproperty.com

All details can be found on our website
www.alescoproperty.com