

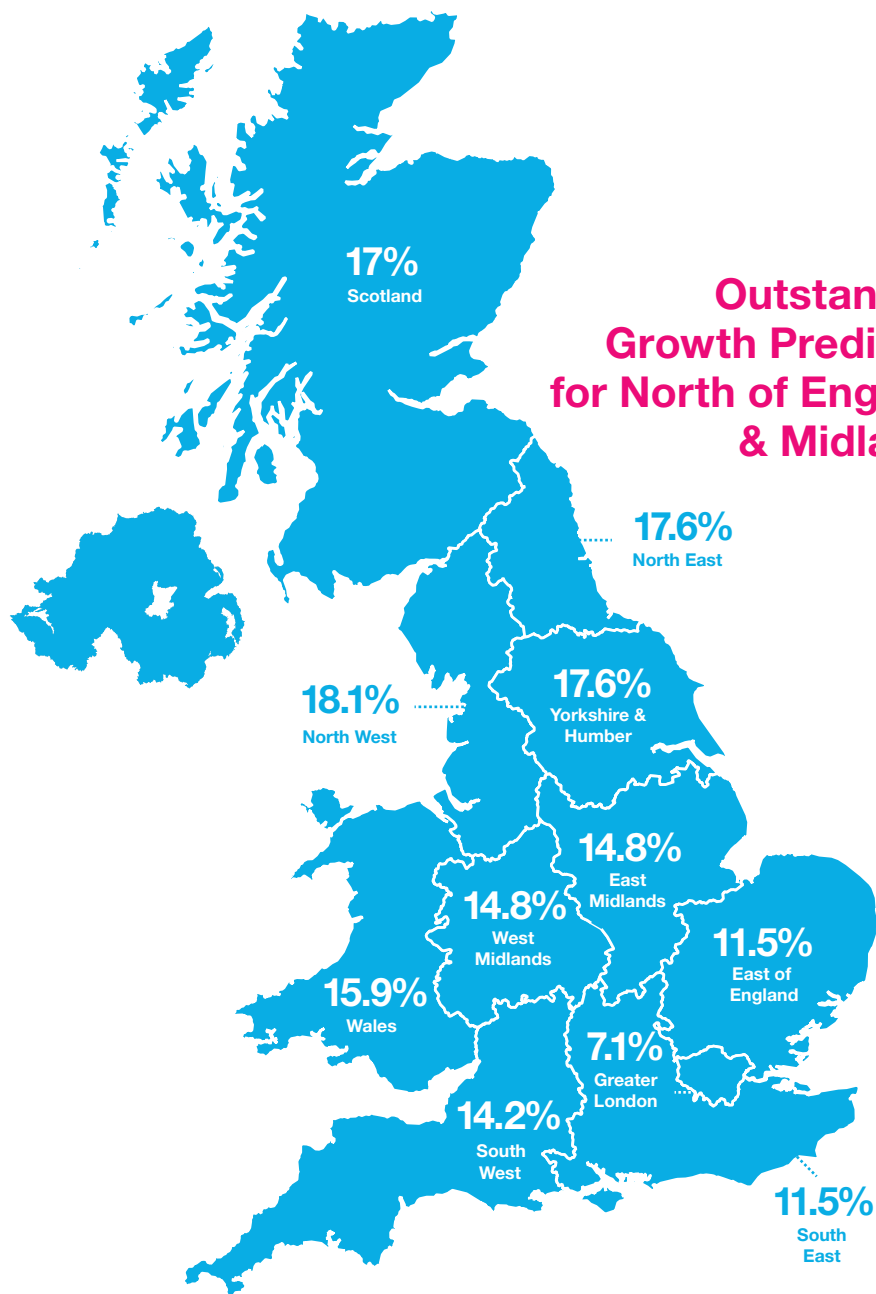
Exclusive investments in the UK's strongest performing cities



BuyAssociation source property deals, you won't find anywhere else on the open market

We bring together everything you need to maximise your returns for property investment. Discounted, different, and direct investment opportunities from some of the UK's top developers. Allowing you to fully control your investment and access exclusive price-points. Backed by an award-winning team of experienced investment consultants.

- **All scales of investment from £20k up to £100 million**
- **Property investments in the UK's strongest performing cities**
- **Member only opportunities direct from the developer**



Outstanding Growth Predicted for North of England & Midlands

Source: Savills research, Oxford Economics

Manchester

According to Deloitte, Manchester “should be judged by different criteria from other UK regional cities. Manchester is now in a different league, genuinely competing with other European and international cities”.

The housing market in the city is fast, with properties being snapped up in an average of 36 days, while house prices in 2017 rose at more than double the national average at 8.6% according to Savills. With a rental to sale property ratio of 50:50, the market is ripe for property investors and landlords in Manchester.

28.2%

**projected growth in
the next 5 years**

JLL

**No.1 place in the
UK to be a landlord**

GoCompare





Preston

For the second year running, Preston has been named the best city to live and work in the north-west in the Good Growth for Cities Index by Demos-PwC, which analyses categories including jobs, income, transport and work-life balance.

Many believe Preston is on the verge of an economic boom, with the Preston and Lancashire City Deal creating 20,000 new jobs, 17,420 new homes and growing the economy by an expected £1bn over the next ten years.

**8TH best UK
postcode for
rental yields**

Totally Money

**£1bn economic
growth expected
over next 10 years**

Preston and Lancashire City Deal



Birmingham

As the UK's "second city" and the UK's most investable city according to PwC, Birmingham is a highly attractive investment opportunity. Property prices have seen an 8.9% year-on-year growth over the past year, well ahead of the UK average, with prices expected to continue to soar between now and 2022.

The excellent rental returns potential, as well as affordability make it a great place to invest. The city's four universities and 75,000 students, as well as the graduates and young professionals who stay on, provide a huge target market for landlords.

**The 'most
investable city' in
the UK**

PwC report

20-30%

**property price
increase over the
next 4-5 years**

HomeTrack

Leeds

Leeds has justified its reputation as a promising investment hotspot. With an impressive talent pool, top tier universities, a favourable earnings to affordability ratio, low supply levels and excessive demand being the major contributing factors.

Named by Colliers International as one of Europe's most attractive cities to live in, property prices in Leeds are set to grow at more than double the rate of London over the next five years, with Savills predicting a 17.6% increase.

21.6%
house price growth
forecast between
2017 and 2021

JLL

150% rise in city
centre living

Centre for Cities



Liverpool

Famous for its two Premier League football clubs, world-renowned music scene and important industrial history, the city of Liverpool situated in the north-west of England has benefited from a major overhaul triggered largely by its success as the European City of Culture in 2008. Regeneration in the city is ongoing as its population continues to expand, and it is now classed as one of the best places in the country to invest in the buy-to-let sector. Liverpool continually ranks as the best place in the country for landlords wanting to earn the highest rental yields, with the most recent top 10 list dominated by three Liverpool postcodes.

**Best city for
rental yields in
the UK**

Totally Money

£14bn
regeneration across
the city into homes and
infrastructure





London Commuter Town

Traditionally, thousands of people leave London each year to find larger family homes on the outskirts, while also hoping for manageable commutes. The continued growth of the city, rising house prices in established commuter towns along with improved travel times and connectivity in new locations is starting to unlock more and more options. Towns and cities further out from the capital are showing strong signs of growth. With the average house price in the traditional commuter belt now hitting £400,000 and just £319,147 in the emerging commuter towns there is clear opportunity for both tenants and investors.

344%

Increase over the past 20 years
in the Outer Commuter Belt

**“Workers in the capital
wouldn’t have dreamt
of commuting ... but
financial realities
have forced people to
swallow ever bigger
journeys”**

James Pendleton





Park Central

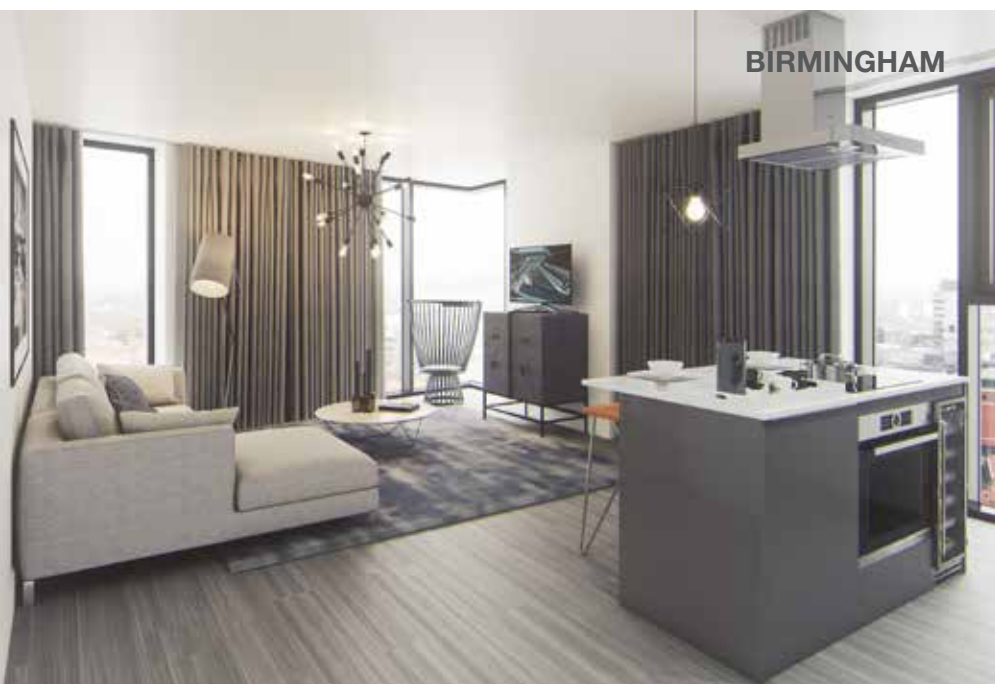
Riverside apartments in Central Docks, Liverpool Waters

Park Central is the second phase of the Central Docks residential developments consisting of 129 one and two bed apartments. Located directly opposite Prospect Park and on a new £9 million boulevard, Park Central is effectively an island site that will have uninterrupted views of either the park land or the canal riverway towards the city centre. Prospect Park is a 16-acre parkland which will be the focus of Central Docks.

**1 & 2 Bed Apartments
from £136,492**

- 20% deposit until completion
- Liverpool Waters
- Phase 1 Sold Out





The Bank 2

Invest in the largest residential skyscraper in Birmingham city centre

Standing in the city's beating heart, The Bank presents a range of luxurious one, two and three bedroom apartments in Birmingham's tallest residential building. At over 100 metres in height, this 33 storey skyscraper offers unrivalled views across one of Europe's most vibrant cities and its distinctive network of working canals. With an on-site gym, shared open spaces and the metro trainline on the doorstep. The Bank is set to be one of Birmingham's most desirable projects.

**1, 2 & 3 Bed Apartments
from £195,000**

- **Excellent resident facilities**
- **Birmingham city centre**
- **Tower 1 completing soon
Tower 2 completion 2019**



LONDON COMMUTER TOWNS



Glasshouse

Quality renovated apartments in one of London's most affordable commuter towns

High quality office to residential conversion scheme brought to you by Westfields Homes. A developer with a track record for delivering high-end projects over the last 25 years. Conveniently located in central position of the historic market town of Bedford. Just off the main high street situated within walking distance, of the mainline train station. Allowing a short commute via the regular trains to central London station and more.

**1 & 2 Bed Apartments
starting from £140,500**

- Bedford Town Centre
- Only 45 minutes to St Pancras
- Affordable commuter town





Arden Gate

Contemporary homes in Birmingham city centre

Set across a 1.35 acre site in the heart of the city centre, Arden Gate is just a nine-minute walk from Brindley Place and only six minutes to Five Ways train station with direct rail links to Birmingham New Street station and onto London's Euston. Offering one and two bedroom apartments, the development boasts high living standards and prime specifications in an area with top rental demand and excellent capital growth. Estimated rental yields for Arden Gate are 5.5%, with capital growth forecast to be 7.7%.

**1 & 2 Bed Apartments
from £192,950**

- 6% est. rental yield
- Birmingham city centre
- Q4 2019 est. completion





PRESTON

Station Terrace

Smart technology homes in the UK's newest city - Preston

Station Terrace is a sympathetic conversion of two adjoining, characterful terraces. Benefitting from an outstanding location, less than five minutes' walk from the train station and the city centre shopping area, Station Terrace is the perfect location for commuters and those working in the city centre. The apartments have been designed to maximise space and light, and many of the units also benefit from unique features such as duplex levels, balconies and private gardens.

**1 Bed Apartments
from £80,000**

- Optional fully managed 7% assured rental income
- Discounts available for cash or bulk investors
- City Centre Location





MEDIACITYUK

Wavelength

Waterfront apartments in the new media capital of the UK

Superb accommodation occupying a unique waterfront setting alongside MediaCityUK, Wavelength is in a world class location for the creative industries. Just 15 minutes from Manchester city centre by Metrolink, Salford Quays is a desirable, expanding and sought-after destination offering heritage, world class entertainment and leisure facilities, great sporting action and appealing bars and restaurants.

**1 & 2 Bed Apartments
from £170,000**

- **Low initial deposit**
- **6% rental yield for 2 years**
- **MediaCityUK Location**





MANCHESTER

The Annex

Unique apartments in Manchester's newest neighbourhood

The Annex at St. George's Gardens is an exceptional Manchester development with unrivalled views of the Grade II listed church from which it takes its name. Each apartment features its own private terrace, in addition to a rooftop garden with attractive outdoor space. Inside, the apartments are meticulously designed for today's city living, featuring bright, open spaces and clean, contemporary design.

**1 & 2 Bed Apartments
from £298,000**

- Award-winning architects
- 6% rental yield for 2 years
- Prime Manchester Location





Arthur's Fold

Build to rent apartments in Leeds South Bank Regeneration Zone

Excellent located within the city centre just a five-minute walk to the train station's new southern entrance, and to the city beyond, Arthur's Fold is also ideally situated to benefit from the significant investment and employment levels associated with regeneration in the area. Architecturally, the form and materials reflect the site's incredible industrial heritage. The development has been designed for the build-to-rent market, and boasts a range of fantastic resident amenities, such as residents' gym, cinema and lounge.

**1 & 2 Bed Apartments
from £122,500**

- **6% rental yield for 2 years**
- **Leeds city centre**
- **Huge Regeneration Area**

For over a decade we've kept track of the best opportunities in the property market

BuyAssociation is an investment company with more than a decade of experience in identifying and launching property investment opportunities from around the world.

Our investments are focused on some of the best emerging locations and strongest performing cities in the UK, and through our community of developers and experts, we can offer you the best stock at the most competitive prices.

Supported by our award-winning team of investment consultants who can help you identify opportunities within your own portfolio, we can introduce you to expert advisers and help you find investments to build your property portfolio and grow your returns

Membership Benefits

- **Dedicated investment consultant**
- **Early access to new property launches and investments**
- **Independent expert advice**
- **No middle men or agency commission, just the best price, direct**
- **No membership fees**



BEST
UK PROPERTY
INVESTMENT
PROVIDER



International
Business
Awards
2015



Talk to us

UK Office

Call +44 (0) 333 123 0320

Mon-Fri 9am-5:30pm GMT

Address

BuyAssociation
3rd Floor
Amazon House
3 Brazil Street
Manchester
M1 3PJ

Hong Kong Office

Call +852 2554 5509

Mon-Fri 9am-5:30pm HKT

Address

BuyAssociation (Hong Kong)
Office B
8th Floor
Li Dong Building
9 Li Yuen Street East
Central, Hong Kong



BuyAssociation.co.uk

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