THE PROPERTY SUPPLIER
SIMPLY SUCCEED AND ACHIEVE

Manchester
WELCOME
TO A NEW CLASS OF PROPERTY INVESTMENT
HiLux Apartments - A new brand for a new residential market

Setting a new trend in the Residential Property Investment Market, HiLux Apartments represent Daniel Johns’ response to the demands of the modern high-end buyer with a unique blend of luxury & style. We see it as our mission to deliver residences that extend beyond the simple proposals of “high-quality apartments” investors, we offer a complete environment in which to make a life. This sense of purpose cannot be found at any other build-to-rent projects.

The HiLux brand is built entirely around customer satisfaction; to satisfy the ever-growing demands of high-end tenants, and take account of prevailing market trends. Within the City of Manchester, you can indulge yourself in the unrivalled luxury that can only be found with HiLux Apartments, 114 bespoke apartments with convenient shops and quality restaurants on the ground floor - the 10 story building is purposely designed to satisfy the needs of the ever-growing rental generation.

This is our latest trademark property investment, built on the same proven principles that made the revolutionary Regent88 and DJ Suites - a must-have investment and market leaders. Daniel Johns pride itself in bringing fresh ideas to the Property Investment Market, innovations that work for both investors and end users alike.
LUXURY RESIDENTIAL APARTMENTS IN THE EDGE OF MANCHESTER CITY OFFERING UP TO 12% RETURNS

HiLux Apartments is located in the heart of the UK’s fastest growing “second city”, where properties for young professionals are in high demand.

HiLux Apartments is the only rental investment opportunity to offer inclusive personal use to its investors, ensuring they also enjoy the cost-free stay every year, without any impact on the rental returns.

HiLux Apartments will become the most desirable address in Manchester and will meet the ever-growing appetite of overseas investors looking for both high returns and a personal use property.

INVESTMENT

that ticks all the right boxes for international investors

Minimum assured yields 8%

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Welcome to Hilux Manchester

Wonderful place to work, live, shop, relax and enjoy life.

HiLux Apartments is a £50M unique development that serves an undersupplied market. It is unrivalled in quality and located in the heart of the UK’s fastest growing city, Manchester. The city is the second largest economy outside of London and vastly growing to be recognised as a Northern superpower.
Lifestyle
Apartments
Luxury

Connection
Design
Architecture

HiLux's luxurious apartments offer exquisite contemporary living, with a focus on quality and fine attention to detail. Residents are offered a choice of colour schemes whilst full-height windows offer an abundance of natural light.

Fusion of design and architecture, this 10-storey development features a roof garden facing the city, offering unobstructed views and sunsets. Generous storage and parking provision allow HiLux to fit your lifestyle. On-site business centre and restaurant are some of the added features. No matter what your needs may be, HiLux offers it all!
Live the high-luxury life at HiLux, where every apartment has been carefully designed to ensure that it features only the very best contemporary furniture and fittings.

- 114 Luxury 1, 2, & 3 bedroom apartments & penthouses
- Fully furnished with leading brands including Samsung, Smeg appliances and contemporary bathroom fittings
- Flexible tenancy terms - a week, one or three months to drive high yield for investors
- 24-hour concierge, housekeeping and business centre
- Rooftop garden, infinity pool, gym and on-site restaurant
- Ready to use utilities, WiFi and Smart TV
- Stylish and spacious living spaces with modern bedrooms & bathrooms

HiLux Apartments tick all the right boxes for international investors. Earn great rentals and enjoy the cost-free stay every year without any impact on your rental returns.
designer kitchens & lounge areas built and designed to highest standard

The luxury market pricing is not entirely internationally fueled; it also results from the spending habits of local entrepreneurs. HiLux bespoke design and luxury living is shaped around Generation Y (young professionals aged 22-38) which makes up the majority of Manchester’s market, 4 times bigger than any other city in the UK. In the UK average age of home ownership is 38, expected to be 41 by 2025 – making the private rental market an even more attractive opportunity.

Shape around the "Generation Y" and the Entrepreneurs.
Not only is every apartment fully furnished, but each one also comes with a “HiLux Menu”, from which you can choose a variety of services to help you get the most from your Manchester life.

**Concierge**
All-inclusive five-star concierge services – 24 hours a day, 7 days a week. No request is too large, and no detail too small for our dedicated and knowledgeable staff at Hilux Apartments.

**Indoor dining**
On-site restaurant & bar can serve food to your apartment. We can accommodate a wide range of dining options to suit your tastes and requirements – from a romantic meal for two, to a cocktail party buffet, to a full banquet; we have culinary needs covered.

**Valet**
At Hilux Apartments, you’ll never have to worry about parking your car. Just arrive home, and we will do the rest. Let us know when you’re heading out in advance, and we will have your car waiting for you.

**On-site Business Centre**
Flexible facilities for businesses, whether you’re planning a business meeting or you need some office space to finish your work, Hilux can accommodate all your business needs.

Hilux Apartments to set a benchmark in service, quality & amenities
Manchester is the largest commercial finance centre outside London including venture capital and corporate finance activity.

80 of the FTSE 100 have a presence in Manchester,
Manchester’s population is rising at three times the pace of the national average thereby increasing the numbers from professionals seeking high-end living accommodation.

A £56 billion gross value added in 2015 – the largest economic area outside London.
Manchester has been announced as one of the World’s Most Livable Cities ahead of London, New York and Rome by the Economist Intelligence Unit.

Manchester Airport was voted UK’s best in the “Over 6 million Passenger Category”. Additionally, the airport is currently undergoing a £800m Chinese investment, creating 16,000 new jobs.

Prices in Manchester set to rise 26% over the next 4 years.

Over £3 billion committed to major real estate infrastructure projects in Manchester over the next future.

Manchester is 13 times faster rental growth than London.

Manchester is the most desirable city to live in.
Manchester is home to the world’s leading brands, organisations and investors. Manchester’s world-class economy, based around financial services, computing, engineering, logistics, broadcasting and creative media, has spearheaded an extensive regeneration program over the last decade that has transformed the city.

As a result, demand for rental property is rapidly increasing, aligned with the significant investment driven by the city’s amenity. A lack of new housing supply and low-to-middle salaries becoming increasingly insufficient to secure home ownership, even amongst young professionals, has created a significant demand for rental property.

The BBC’s recent move to Manchester marks a large-scale decentralisation from London. Manchester has seen exceptional rental growth that surpasses London in a phenomenal manner. Rents grew 13 times faster in Manchester than London during 2013 while capital appreciation was twice as high.

Manchester has been identified as the core city in the UK government’s Northern Powerhouse plans. A multi-billion-pound investment, the UK government plans to build an economic powerhouse in the North of England. Creation of enterprise zones with favorable tax conditions to encourage investment, Manchester has been identified as the core city in this scheme – integral to the Northern Powerhouse plans.

George Osborne has confirmed Manchester as the golden child of the “Northern Powerhouse” in a budget which promised successive devolution deals to Liverpool, Leeds, Sheffield, the Midlands and Cornwall.
Manchester is home to two of the largest shopping centres in the UK, the Trafford Centre and Arndale Centre; plus, a wide range of designer boutiques, independent stores. Not to mention all the major brands: including Louis Vuitton, Burberry, Gucci, Hermes, Belstaff, Armani, Harvey Nichols and Selfridges.

Manchester has over 300 restaurants serving all types of cuisine, including two Michelin starred restaurants by chefs Simon Rogan and Michael Caines (“The French” and “Abode”). Manchester House is yet another fantastic eatery, the celebrity chef Aiden Byrne’s restaurant. Manchester House is part of the hugely successful “Living Ventures Group”, with establishments across the city including a diverse and exciting restaurant scene.

Culture and leisure run through the core of Manchester... From theatres and galleries to live music venues (including the Manchester Arena), cocktail bars, sky lounges, and award winning large and boutique hotels. Manchester is the UK’s second city on many levels and a great city to visit, live or study in.

Manchester Arndale is the UK’s largest inner-city shopping centre, located in the heart of Manchester City Centre. Centre has over 240 shops and major department stores. Within a few minutes walk, Harvey Nichols, Selfridges and the Printworks Cinema (a 19-screen Odeon cinema complex); over 15 bars, restaurants and clubs, as well as the only I-MAX cinema in North West England.

The Trafford Centre is a large indoor shopping centre and leisure complex, the second largest shopping centre in the UK by retail size. Shoppers have the choice of over 200 stores along three miles of granite and marble boulevards. Stores range from designer and high fashion favourites, including the first Selfridges outside London, to stylish homewares at Barbour Square.
HOTTEST LOCATION OF MANCHESTER WITH ALL THE KEY PLACES MINUTES AWAY

2 mins Walk to Bus
Service No. 59 in-Hulme, Oldham, Middleton, Manchester. Manchester has an extensive bus network operated by various commercial operators providing great connectivity to trams and Metrolink.

2 mins Walk to Metrolink
Links from Sackville North to Stop City Link, Salford Quays, Media City and Exchange Quay. £3.5 million was agreed for 15 transport schemes in Manchester including the Metrolink extension to Manchester Airport.

10 mins to Victoria Train Station
Manchester Victoria railway station is the city’s second largest mainline railway station. High Speed 2 (HS2) is a high speed rail link coming to Manchester that will boost economic growth and facilitate Commercial opportunities for businesses across the North West.

Manchester Arena 10 mins
National Football Museum 10 mins
Manchester Cathedral 19 mins
Manchester Craft & Design Centre 10 mins
Manchester United FC 24 mins
Piccadilly Gardens 12 mins
Manchester Town Hall 20 mins
Central Library 20 mins
Manchester Art Gallery 15 mins
The Manchester College 15 mins
University of Manchester 15 mins
National Computing Centre 20 mins
Manchester Metropolitan University 16 mins
First Street 16 mins
Manchester Central Convention Complex 20 mins
Manchester is truly internationally connected: the North's only major international gateway, providing vital transport links to the rest of the globe via Manchester Airport.

Manchester Airport provides non-stop flights to Hong Kong and 22 flights a week to Dubai, and direct Flights to Abu Dhabi, New York, Beijing and Singapore from operators including Cathay Pacific, Emirates, Qatar and Etihad Airways.

Currently just 2 hours to London by train – with this set to be reduced to 1 hour upon completion of the HS2 railway; connecting London, Birmingham and Manchester together.

 Ahead of HS2 there are also plans in place for a multi-billion pound regeneration around a new look Train Station at Piccadilly. Planners were in for creating a new “gateway quarter” modelled on Amsterdam and New York.

It’s never been more convenient to commute from Manchester: a new “city within a city” – with more space for living and working, and more access to the rest of the UK. Manchester is the City’s global gateway, one of Europe’s busiest Airports, handling 22 million annual passengers and connecting Manchester to 225 worldwide destinations; making it more important for trade, shipping and distribution to the rest of the UK.

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HiLux offers 1, 2 & 3 bedroom apartments of bespoke design and superior quality.

Exquisitely designed 1, 2 & 3 bedroom apartments alongside amazing penthouses; 122 SQM apartment in the highest floor tower, giving a sense of home in the heart of city living.

**PENTHOUSE**
- 122 SQM / 1220 SQFT

**TWO BEDROOM**
- 79 SQM / 850 SQFT

**ONE BEDROOM**
- 60 SQM / 650 SQFT
HiLux Apartments - Lucrative Short Term Lets, Driving Returns up to 12%

ROI explained

The only UK rental property investors can also use without impacting returns

As a HiLux investor, every year you can enjoy staying up to a month at a discounted rate, with no impact on your overall returns for the first 7 days.

The new way of rented living

HiLux Apartments will offer weekly, one month, 3 months & 12 months rentals, a combination of short term and long term rentals will enable investors to achieve as high as 12% rental returns whilst having a positive impact on capital growth.

As a HiLux investor, every year you can enjoy staying up to a month at a discounted rate, with no impact on your overall returns for the first 7 days.

One bedroom example

Investment and returns

Based on HiLux One-bedroom price of £189,900

Total rental revenue = £24,650 Gross. Rental revenue is calculated using a blend of one, three and 12 month tenancies.

Management & Service fee = £325 p/m

Total NET returns = £20,750 This works out as an 10.92% return on investment each year inclusive of the management and service fees

- Smart television
- Fitness security
- Fitness floor
- Pool maintenance
- Gym maintenance
- Jacuzzi maintenance
- Marketing of property for rentals
- 24 Hr Concierge service
- Utility bills
- Dry cleaning / laundry services
- HiLux Mobile app

This example is indicative of the figures expected on completion in 2018. The short term let and investment calculations are based for investors who choose to rent through management company. Alternatively, investors can rent it themselves. There is no restriction.

Investors bet on build-to-let for UK’s ‘generation rent’.

By Financial Times, December 2015

Institutional investors are preparing to pour up to £50bn into homes being built for the UK’s ‘generation rent’ over the next five years as they seek out new sources of income.

The rise of so-called “build-to-let” is being fuelled by a structural shift towards renting among young people, who are being priced out of the UK’s housing market by rising house prices and low levels of first-time buyer demand in the face of stubbornly high interest rates. The FT report

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