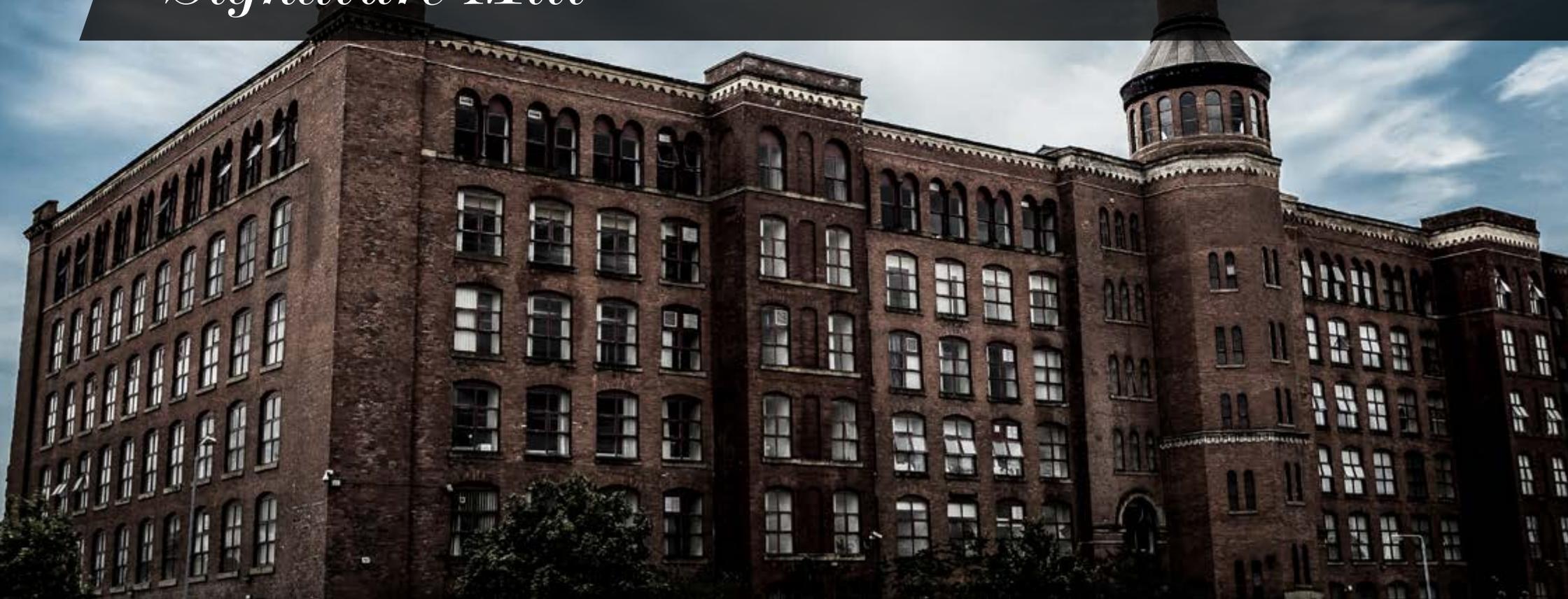


HIGH SPECIFICATION
RESIDENTIAL APARTMENTS IN MANCHESTER

Signature Mill



Manchester house
prices predicted to
increase by 26.4% in the
next five years

Rental market is
expected to grow by an
average of 4.2% every year
over the next five years

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Signature Mill

MANCHESTER

Signature Mill is a prominent 6 storey former Textile Mill of traditional red brick construction and boasts a Heritage England listing. It is situated in the Manchester City regeneration area, with its principal frontage to Varley Street. It benefits from an attractive entrance foyer and extensive secure external car parking. The upper floors have panoramic views of Manchester City Centre and the surrounding area. Located on the Rochdale Canal Towpath and just minutes from Holt Town Metrolink station it offers great transport links to

the city centre via both bicycle and public transport. The ground floor is occupied by the NHS. Signature Mill offers a City Centre experience in a fantastic location that will come with the "Signature Touch". The scheme is comprised of one & two-bed apartments that are aimed at working professionals and visitors who genuinely will be able to harness the work / life benefits this project offers. Tenants will be able to make use of a 24-hour concierge service which acts as both a convenience and a round the clock security solution.

LOCATION: MANCHESTER / APARTMENTS: 1 & 2 BED / PRICING FROM: £154,000



LOCATION Manchester

Manchester is on the map and in a big way. Demand over the last few years has far outstripped supply as more and more people move into this rapidly growing economic, shopping and cultural hub of the North. When it comes to things to do, Manchester has them in abundance: there is always a festival, a market or a music event happening in town at any given point in the year. These events mean that people flock into the city from far and wide—and once they have a taste for it, many visitors decide never to leave! This

helps demand for Manchester property to continue to rise. The city has a thriving economy, including the recently developed business district at Spinningfields, which has been called the Canary Wharf of the North. House prices are continuing to rise in the area, with percentage increases being equalled only by London, showing the economic power of what is arguably the UK's second city—it really is a place to invest for the long term whether an individual, institution or bank.



99,000 STUDENTS
Enroled in the city



£56 BILLION
Economy GVA



3RD POPUAR DESTINATION
for overseas tourists



PICCADILLY STATION	1.6 MILES
	MANCHESTER PICCADILLY TO MANCHESTER AIRPORT 16 MINIUTES
PICCADILLY STATION	1.6 MILES
	MANCHESTER PICCADILLY TO LIVERPOOL LIME ST 48 MINIUTES
PICCADILLY STATION	1.6 MILES
	MANCHESTER PICCADILLY TO LONDON EUSTON 2 HRS 7 MINIUTES

1 *Manchester Town Hall*

One of Manchester's most iconic buildings and home to the City Council.

2 *M.E.N Arena*

Large indoor entertainment and sports arena for crowds over 21,000 people.

3 *Arndale Shopping*

Located in the center of Manchester the Arndale center has over 230 stores.

4 *Regeneration Area*

Upto £1bn in funding to redevelop the Ancoats and New Islington areas.

5 *Manchester Met University*

One of the UK's largest universities populated by over 30,000 students.

6 *Spinnigfields Area*

Area in Manchester built as a business, retail and residential development of Manchester

7 *Picadilly Station*

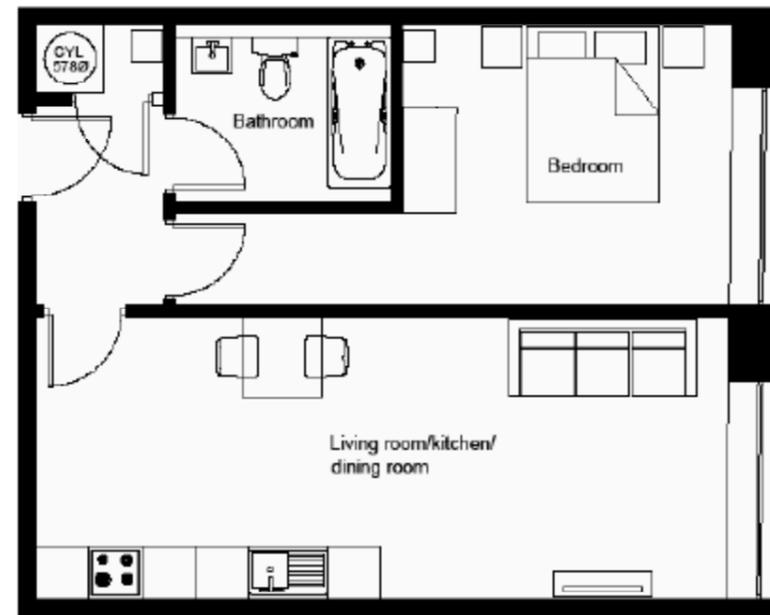
One of Manchesters major train station's with direct trains to major UK cities.

8 *Etihad Stadium*

Manchester City's Football ground that has a capacity of 55,000

The Apartments

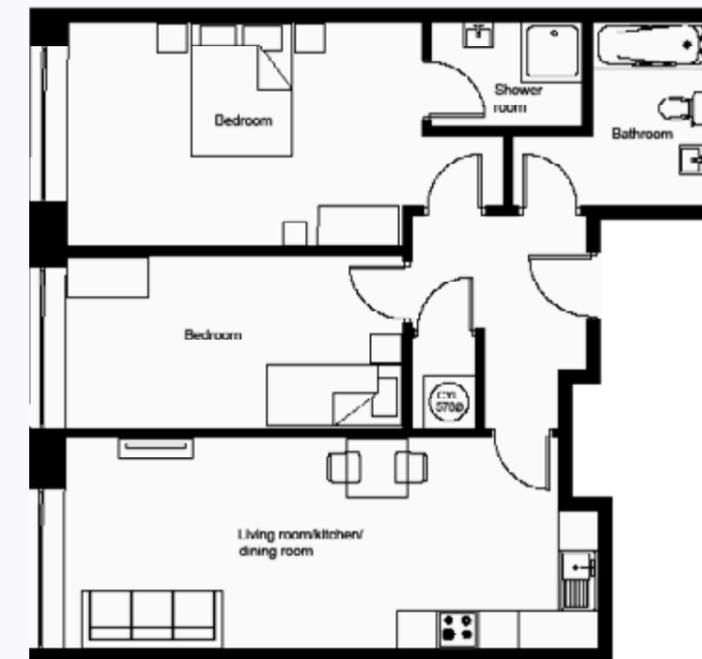
Typical One Bedroom



This development will host 29 one-bedroom apartments, each luxuriously furnished with modern decor and fixtures throughout. Each and every 1-bed apartment in Signature Mill will boast an average square footage of 640 ft², and contain everything a modern tenant could want – state-of-the-art fixtures and furnishings, a light and airy living area, a fullyfitted kitchen, private spacious bedroom and a beautifully designed bathroom.

From **£154,000**

Typical Two Bedroom



Every one of Signature Mills 67 standard 2-bed apartments are finished to the highest of standards – every room is light, spacious and airy, and epitomises high end city living. With an average square footage of 907 ft², these 2-bed apartments are very generously sized, divided into two large double bedrooms, a bright living area, a fully fitted kitchen and a beautifully-designed bathroom.

From **£206,000**

Investments

The George Best Hotel - Belfast

George Best themed hotel in the busy city of Belfast that will incorporate and preserve much of the buildings history whilst aligning it with Signature Living's unique vision.

From £ 80,000



Bling Bling Building

Co-Working spaces in the heart of Liverpool within one of Liverpool's most recognisable buildings.

From £22,500



The Exchange Hotel

The Exchange Hotel is the remarkable development of one of Cardiff's most iconic landmarks.

From £80,000



60 Old Hall Street

Situated in the city's thriving business district, 60 Old Hall Street is a luxury development of apartments with premium amenities.

From £94,000



Daniel House

Completed apartments with excellent rental returns close to the major Liverpool Waters regeneration area.

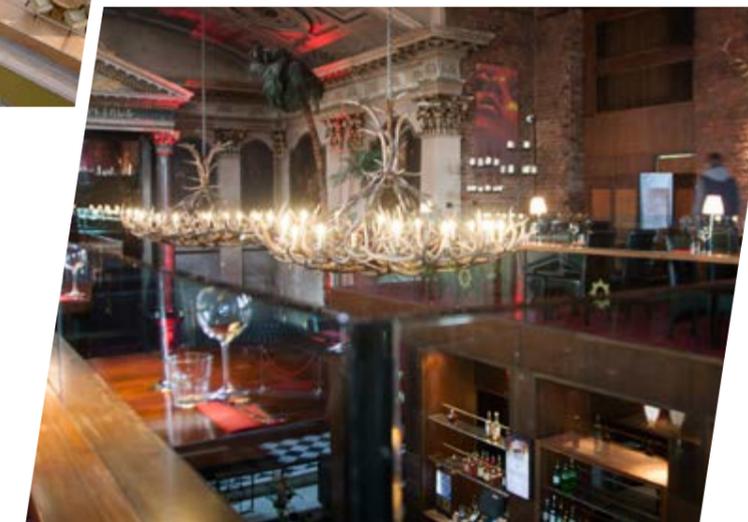
From £88,750



Alma de Cuba

The amazing former St Peter's Catholic Church Situated in the busy Rope Walks area of Liverpool.

From £ 65,500



Buying Process

Our dedicated team of advisors are experts in planning the best strategy for you to achieve your investment goals. From the initial enquiry through to completion, our consultants will work closely with you to make the buying process as easy as possible.

We are known for developing a number of extremely success schemes over the years and therefore expect this project to be in high demand. We advise any interested parties to get in touch with our advisors as soon as possible to avoid disappointment.

Backed by an experienced team and a history of successful projects, our purchase process is clear and transparent. Our advisors are on-call to take you through each step of the way.



30 James Street Hotel

Full conversion of historic building into a luxury hotel with focus on the building's history.



The Shankly Hotel

Unique football-themed, 128 bedroom hotel development featuring Bill Shankly museum.



Signature Hotel

Development of an existing hotel into a 111 bedroom hotel catering for larger groups.

About Signature Living

The Signature Living Group has developed some of the most successful large-scale property schemes in the North West over the past few years. The company operates over 1000 beds in Liverpool in particular, comprising of both hotel rooms and serviced apartments. By offering a unique proposition for larger groups of guests, the hotels have an average occupancy rate of 90%, far higher than the local average of 73%.

Each development features unique leisure facilities, increasing their popularity across a broad range of people. The Group have now moved into residential apartments and this is their first large scale scheme in Manchester due for completion in Q4 2017. Following completion of their highly successful Daniel House scheme, comprising 170 apartments, in June 2016 the group also has several other large apartment projects that are on site, most of which have been completely forward sold as investors seek to align themselves with Signatures unique brand that takes a different approach to the residential market adding value for developer and investor alike.

“A unique model of world-class accommodation paired with excellent facilities and great locations

The Timeline

Bankfield Park

Bankfield Park is a former City of Liverpool College site in West Derby, which will be turned into 100 luxury one and two-bed apartments.

60 Old Hall Street

Conversion of a 58,000 sq ft former office building at 60 Old Hall Street, Liverpool into a 115 apartment residential scheme under our Signature Residential brand.

One Arthouse Square

One Arthouse Square is a stunning development located in Liverpool's vibrant Ropewalks district. It is also the home of our first Signature Works office location.

Bling Bling Building

Co-Working spaces in the heart of Liverpool within one of Liverpool's most recognisable buildings.

Signature Works Launch

Signature Works is the new and exciting co-working office business in the Signature group.

The Exchange Hotel,

The Exchange Hotel is the remarkable development of one of Cardiff's most iconic landmarks.

West Africa House

Conversion of a 35,000 sq ft former office building known as West Africa House into 42 high end serviced apartments.

The Shankly Hotel

Conversion of a former 145k sq ft former council owned office block (acquired from Liverpool City Council for £3.5million in February 2015) into an 87 suite Bill Shankly themed hotel with a Shankly themed bar and restaurant on the ground floor.

The First Hotel

The first Signature Living Hotel was located on Stanley Street, in the heart of the Cavern Quarter area of the city. The derelict building was transformed into a 15 suite, genuine aparthotel with on-site bar and private rental space located on the lower ground.

2017
2016
2015
2014
2013
2012

30 James Street

Conversion of the Grade II* former Albion House which was the headquarters of the White Star Line Shipping Co into a 63 suite boutique hotel, with a rooftop bar and restaurant (Carpathia), full spa facility (Morgan's Spa) and a grand hall that caters for weddings and conferences.

Daniel House

Completed apartments with excellent rental returns close to the major Liverpool Waters regeneration area.

High quality rental accommodation that caters to graduates, young professionals and also families are set to do incredibly well in Manchester



By Numbers

1700

Guests accommodated per night

16

Nationalities who have visited since January 2016

£24m

forecast profit year ending April 2017

95%

Occupancy rates for our hotels

1,3,6

on Trip Advisor for hotels in Liverpool

65%

of bedroom bookings through facebook

£251m

Total GDV

£9.8m

Profit in year ending April 2016

£41m

in asset value

3000

number of beds forecast by end 2017

12

buildings completed or under construction



SIGNATURE MILL

Lower Vickers Street, M40 7LH