



**THREE** (60)  
MANCHESTER, UK

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LAUNCH BROCHURE

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# Introducing Three60, Manchester's First Cylindrical Skyscraper





Cutting All Edges to Create  
a Panoramic Experience from  
Every Apartment

**THREE** **60**  
MANCHESTER, UK



ARTIST'S IMPRESSION  
LIVING ROOM

THREE 60  
MANCHESTER, UK

# Three60, Manchester

**An architectural masterpiece meets a city of innovation.**

The newest icon on Manchester's skyline. A luxury living experience like no other. The cylindrical design offers breath-taking views of Manchester, with a panoramic experience in every apartment.

Boasting beautiful living spaces with immediate access to expansive green space, Three60 will shape the future of city living.

**THREE**   
MANCHESTER, UK

Since Q4 2018, we have sold over GBP 220 million worth of property across Elizabeth Tower and Victoria Residence



**ELIZABETH TOWER AT CROWN STREET**  
Completing Q1 2022



**VICTORIA RESIDENCE AT CROWN STREET**  
Completed October 2020



**THE BLADE**  
Completing Q4 2023



**THREE 60**  
MANCHESTER, UK  
Completing Q4 2024



**In under three years, Select Property Group has sold over GBP 408 million worth of property across the Crown Street Portfolio (December 2021)**

# The Fourth Addition to The Crown Street Portfolio



- a highly anticipated new district to be developed over the next decade.

Each development is uniquely designed to raise the benchmark for city-centre living. With state-of-the-art architecture, facilities and amenities to provide a resident experience unrivalled in one of the UK's most important cities. Encouraging residents out of their individual apartments to create a thriving community, each development provides access to communal outdoor areas, co-working space, resident hubs, a gymnasium, private dining rooms and terraces.

**Three60 is the fourth - and most unique - addition to The Crown Street Portfolio. Manchester's residential skyscraper district delivered by Renaker and Select Property Group - the city's most prominent developer and one of the UK's leading real estate investment specialists.**

Transforming the gateway to Manchester city centre, the portfolio is made up of four cutting-edge skyscrapers, communal gardens, a new public park, and luxury retail space. The portfolio will form a key part of the Great Jackson Street Masterplan

**" Manchester's skyscrapers are changing how people live. The population in the city centre has grown from 400 in the late 1980s to more than 60,000 in 2021."**

### **SIMPSONHAUGH**

Architects of The Crown Street Portfolio.

**Population of Greater Manchester is now 2.7m**

# The Partnership Behind the Portfolio

**The relationship between Select Property Group and Renaker was formed in 2018 to launch the highly successful Victoria Residence and Elizabeth Tower at Crown Street, Manchester.**

Following the extraordinary success of these developments, The Blade was launched in Q4 2020. One of Manchester's fastest-selling developments, Select Property Group sold 90% of apartments in The Blade in the first year of sales, despite the global pandemic.

A leading developer in the North-West of England, Renaker is an influential name in Manchester's property and construction sector with an impressive portfolio of largescale, successful residential projects.

Since 2012, Renaker has successfully delivered 4,000 new homes, with a further pipeline of over 5,000. Renaker transforms urban landscapes, and efficiently delivers high quality, spacious homes with desirable amenities, whilst creating aspirational new neighbourhoods where communities can thrive. Straightforward and honest in our approach, Renaker has a proven track record of delivering forward-thinking developments for the long term.

**RENAKER**

Select Property Group is one of the UK's leading property investment specialists and developers.

Since 2004, we have been delivering the finest property investments in the strongest investment cities. To date, we have sold over 13,700 UK and international properties with a total value of GBP 1.10 billion. Our own operational UK developments alone have generated GBP 157.4 million in rental revenue for our investors. With offices in Europe, the Middle East, Southeast Asia and mainland China, our global teams offer a bespoke service in each region.



Select  
Property  
Group

“This strong relationship between Select Property Group and Renaker has enabled us to offer our clients exclusive access to some of the finest property investments that have launched in the UK in recent years.”



**ADAM PRICE**  
CEO  
Select Property Group

UK PROPERTY:

# The Proven Investment in Times of Wider Uncertainty

As we emerge from the economic shock of Covid-19, UK real estate remains one of the most stable asset classes, demonstrating the resilience of the market in times of wider uncertainty.

The property market and the UK economy are performing exceptionally well, with growth projections from the International Monetary Fund (IMF) showing good signs that the UK economy is bouncing back even faster than predicted.

Tenants returning to the office has triggered record-breaking rental growth in the UK's largest urban areas:

Across Britain, rents are rising at the fastest rate ever recorded by Rightmove, now up 8.6% annually outside London (September 2021)<sup>1</sup>

Although London is finally showing signs of growth, rents are only up 2.7% on a year ago (September 2021)<sup>2</sup>

Total British rental demand is now up 39% compared with the same time in 2019 and up by 11% compared with a strong September last year (September 2021)<sup>3</sup>

## 4 Core Strengths of Investing in Property



Regular income, in the form of yields



Performance underpinned by supply and demand



A physical asset you own



Long-term growth

### Case Study: UK Property Market After 2008-2009 Global Financial Recession

Between 2004 and 2018, it was investors that bought UK property in 2009 – immediately after the global financial recession – that achieved the biggest returns when selling their property in 2018

On average, those buying UK real estate in 2009 made GBP 93,378 when selling their asset in 2018

This underlines the importance of purchasing with the right market conditions – and taking advantage of wider economic uncertainty<sup>4</sup>

## UK Government Makes Real Estate a Priority

Property has played a major part in the government's Covid-19 recovery strategy:

- Prime Minister, Boris Johnson, pledged to “build back better, build back greener, build back faster”.
  - Within this economic recovery plan, Johnson has made it easier to build on brownfield sites, change buildings from commercial to residential use, and build on top of existing properties.<sup>5</sup>
- Chancellor of the Exchequer, Rishi Sunak, announced a stamp duty land tax (SDLT) holiday for property buyers and extended the scheme to September 2021.
  - Increasing the tax threshold for properties under GBP 500,000 was designed to prompt more people to buy homes and protect the property market throughout the pandemic.

Savills' latest baseline projections – updated in July 2021 – forecast positive property price growth over the next five years, as the market rebounds from COVID-19.

### Five-year mainstream house price forecasts (updated July 2021)<sup>6</sup>

	2021	2022	2023	2024	2025	5-YEAR TOTAL
UK house price growth	9.0%	3.5%	3.0%	2.5%	2.0%	21.5%

Source Savills



## Rental Demand is Soaring Across the UK

In September 2021, total British rental demand was up 39% compared with the same time in 2019 and up by 11% compared with a strong September in 2020.

Purpose-built rental homes have become the modern city centre home of choice for millions of tenants across the UK in recent years. And as many UK tenants now refocus their accommodation priorities following life in lockdown, Build-to-Rent homes are appealing to more of the country's rental population.



# New Property Priorities

## A Savills survey found<sup>7</sup>:

**39%**

of those aged under 50-years-old now have a desire to move to a bigger living space following lockdown.

Many build-to-rent properties offer larger living space than older rental homes.



Having greater access to outdoor space has become more important to those under the age of 40-years-old.

Build-to-rent developments typically offer communal gardens and outdoor space.



The uplift in working from home has further underlined the importance of good Wi-Fi access.

Reliable, fast-speed Wi-Fi is usually one of the most important qualities prioritised by build-to-rent developers.

“

*If the pandemic has shown us anything, it's that the inflexible homes of yesterday may no longer be compatible with our future needs. We have re-focused and re-learned what is important, from health, wellbeing and nature, to local trade and authentic community spirit. All of which feeds back into this idea that Build to Rent is – and will always be – about creating a community that residents buy into, build upon and don't want to leave.”<sup>8</sup>*

**JOHN BADMAN,**

Director and Residential Lead at architects CallisonRTKL

**CALLISONRTKL™**

# Why UK Property Will Work for You

Here's why UK property – among the world's most trusted and mature real estate markets – is one of the strongest investments you can make:

## Politically Stable

Property prices have a significant impact on the UK's national wealth. This means the government takes steps to maintain growth in the property market.

## History of Growth

Average house prices in the UK have increased by 300% since 1999<sup>9</sup>.

## Protective Legal Framework

UK law offers a clear, comprehensive framework that offers a greater level of protection than other popular international property markets.

## Performance Determined by Supply and Demand

Returns from UK property, unlike equities and commodities markets, are determined by supply and demand levels. In England alone, 300,000 new homes are needed each year just to meet demand<sup>10</sup>.

# A Rental Market That Continues to Expand

As more people in the UK actively choose to rent, this is now one of the best investment opportunities for a generation:

- Over one third of those born between 1980-1996 will now rent their entire lives<sup>11</sup>
- Over 40% will still be renting by age 30; that's twice as many as their parents' generation
- Demand for rental property will reach six million by 2025<sup>12</sup>
- But, just 100,000 purpose-built rental properties are currently in the delivery pipeline nationwide<sup>13</sup>



# Manchester:

A High Growth, High Demand Investment Location

**A city that's attracting investment from across the world. Recently given the nickname 'Manc-hattan' for its rapidly evolving skyline, Manchester is a city that's growing. The population in the city centre has grown from 400 in the late 1980s to more than 60,000 in 2021.**

A city with a young, expanding population and a growing talent pool. Home to elite universities and world-famous football clubs. A city with a first-class infrastructure, home to some of the UK's biggest companies and the world's largest multinationals. A city with big plans for the future.

It's also a city with one of the most in-demand – and undersupplied – property markets in the UK. This is just the start of the growth cycle. With the North West leading the housing boom and strong projections for the region over the next five years and beyond, everything is in place for the city to remain one of the strongest places to buy property in the UK and Europe.



*All that is missing is you.*



Fast Facts:

## Manchester

**REGION:**

North West England

**POPULATION:**

2.8 million (Greater Manchester area)<sup>14</sup>

**DISTANCE TO LONDON:**

200 miles (322 kilometres)

2-hour direct train link (reduced to 68 mins upon completion of High-Speed 2 (HS2))

**International Airport:**

Manchester is the UK's third busiest airport, carrying close to 30 million passengers per year<sup>15</sup>, with 54 airlines flying direct to over 200 destinations worldwide



# One of the Fastest Growing Cities in Europe

Manchester city centre economy is forecast to be worth more than GBP 6 billion annually by 2025.<sup>16</sup>

A report published by Manchester City Council described continued development in the city as “essential” in Manchester’s economic strategy in the coming years<sup>17</sup>:

- Key focus on “sustaining confidence” in Manchester’s commercial and residential property development sectors
- Prioritising planning permission for those developments that have a focus on ‘placemaking’
- Maintaining the significant level of global property investment that has been recorded in recent years “is an essential element of effective and sustainable recovery”

**MANCHESTER IS FORECAST TO SEE THE HIGHEST REGIONAL OFFICE-BASED EMPLOYMENT GROWTH OVER THE NEXT FIVE YEARS.**

According to Savills, the region’s economy is expected to recover strongly from the 2020 recession and grow by 22% over the next five years.<sup>18</sup>



# The Economic Powerhouse of the North

Once an integral part of the Industrial Revolution, today Manchester is one of Europe’s most important, and fastest growing, economies. Voted Britain’s best city outside of London for business.<sup>19</sup>

Manchester was also voted the third best city in the world by Time Out, increasing the region’s international reputation.<sup>20</sup>

It’s a city recognised across Europe for its expertise in the fields of research, engineering, manufacturing and digital technology.

Between 2017 and 2018, Manchester’s overall gross value added (GVA) grew by 3.6%, compared to 3.4% for the UK, and is the fifth-highest growth of all the UK Core Cities.<sup>21</sup>

It’s a city that’s thriving. And there is little to suggest that this growth will slow down anytime soon.

“Manchester is home to the largest number of foreign direct investment projects of any UK city outside London.”<sup>22</sup>

– EY 2020 UK Attractiveness Survey

80 out of 100 of the FTSE Top 100 Companies are located in Manchester





## A Fast-Expanding Economy

- Manchester's economy grows at a faster rate than the UK as a whole<sup>23</sup>
  - And is larger than the economies of both Wales and Northern Ireland<sup>24</sup>
- 16,300 new jobs to be created by 2021, the fastest growth in the UK<sup>25</sup>
- 50% graduate retention rate from Manchester's universities, adding new workers to the city's workforce each year<sup>26</sup>



## An Increasingly Young City Centre Population

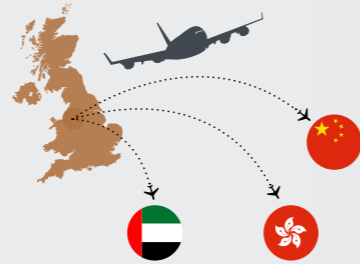
- The population of the city centre has grown by 57,000 in just 19 years (2001-2020)<sup>27</sup>
- Over 100,000 people will be living in the city in 5 years' time
  - Since 2004, the number of people living in Deansgate and Piccadilly, the two most central council wards, has risen by 185%<sup>28</sup>
- Manchester has the third youngest median age (30.1-years-old) of any local population in the UK - the prime Build to Rent demographic<sup>29</sup>

# NO.1

Manchester is ranked as the number 1 city to live in the UK by the The Economist's 'Global Liveability Index' – a title it's held each year since 2011<sup>30</sup>



Greater Manchester attracts 119 million visitors per year<sup>31</sup>



More direct flights from Manchester International Airport are also increasing visitor numbers from the Middle East, Hong Kong and Beijing<sup>32</sup>

## High-Profile Infrastructure Projects Underway in Manchester



PROPOSED HS2 TRAIN

### High-Speed 2 (HS2)

- GBP 106 billion ultra-fast railway network
- Manchester to become a major hub on the new line
- Direct journey times between Manchester and London cut to just 68 minutes by 2032
- GBP 834 million uplift in Manchester city centre's economic output as a direct impact of HS2<sup>34</sup>



PROPOSED NEW HS2 STATION AT MANCHESTER INTERNATIONAL AIRPORT

### Manchester International Airport expansion

- New GBP 1 billion 'super terminal' to be completed by 2023<sup>35</sup>
- 40,000 new airport jobs will be created in 30 years
- An additional 10 million passengers will be able to travel through Manchester each year



BEE LINES CYCLING AND WALKING ROUTES

### Beelines Cycling and Walking Routes

- GBP 1.5 billion upgrade of Manchester's cycle and pedestrian walkways<sup>36</sup>
- 75 miles of segregated cycle lanes to create the UK's biggest cycling and walking network
- Aims to reduce congestion and emissions on busy Manchester city centre routes

“Manchester is one of the world's greatest and most inspirational cities. The ten local authorities of Greater Manchester represent the largest functional economic area outside London.

It is a world-class business and investment location with all the benefits and attractions of a vibrant European metropolis and recently hailed as one of the best cities to live in.”<sup>33</sup>



# Rental Demand in Manchester is at an All-Time High

All this economic growth is having a direct impact on Manchester’s real estate sector. Quite simply, property supply in the city cannot keep pace with rising demand.

As new jobs are created – and more people move here to live and work – the need for property outstrips current supply levels. Market indications suggest this growth is only just beginning.

*The time to invest is now.*

## Manchester’s Property Undersupply

- Most residential communities across Manchester are currently nearing 100% occupancy as availability of rental properties hits record low<sup>37</sup>
- After a summer of high lettings, there were only 427 homes available to rent in Manchester (as of last day of September 2021)<sup>38</sup>
- The city’s population is rising at 15 times the rate new homes are being built at<sup>39</sup>

## Strong rental demand:

**69%**

Recent research from Rightmove shows that enquiries for Manchester city-centre rental properties have increased by 69% year-on-year<sup>40</sup>

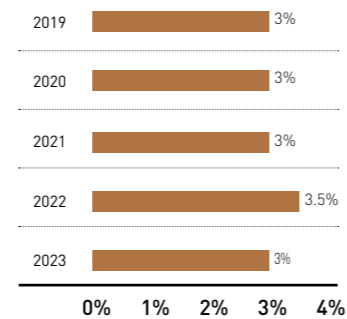
**500**

An unnamed Build to Rent lettings site is currently experiencing 500 enquiries a week despite being at 90% occupancy; with an average of about 70 move-ins per month during Q3

“Manchester is forecasted to experience the highest sales and rental price growth of any UK metropolitan area in the next 5 years.”<sup>41</sup>

**JLL**

Annual Rental Growth in Manchester



**16.5%**

Total cumulative growth 2019-23 for annual rental growth in Manchester

## 5-Year Property Price Growth to Be Among Highest in North West

Savills’ forecasts that, by 2025, property in North West England will have enjoyed the highest levels of price growth in the UK.

### Five-year mainstream house price forecasts (updated July 2021)

#### Mainstream residential property forecasts

	2021	2022	2023	2024	2025	5 YEARS TO 2025
North West	10.5%	4.5%	4.0%	3.5%	3.0%	28.0%
Yorkshire and The Humber	10.5%	4.5%	4.0%	3.5%	3.0%	28.0%
Wales	10.0%	4.0%	4.0%	3.5%	3.0%	26.8%
Scotland	9.5%	4.0%	3.5%	3.0%	2.5%	24.4%
North East	8.0%	4.0%	3.5%	3.5%	3.0%	23.9%
East Midlands	9.0%	4.0%	3.5%	3.0%	2.5%	23.9%
West Midlands	9.0%	4.0%	3.5%	3.0%	2.5%	23.9%
South West	8.5%	3.5%	3.0%	2.5%	2.0%	20.9%
South East	9.0%	3.0%	2.5%	2.0%	1.5%	19.1%
East of England	8.0%	3.0%	2.5%	2.0%	1.5%	18.0%
London	7.0%	2.0%	1.5%	1.0%	0.5%	12.4%
UK	9.0%	3.5%	3.0%	2.5%	2.0%	21.5%

Source Savills Research

## Performance That’s Exceeding London

London has the slowest rates of property growth in the UK. It is no surprise, then, that investors are turning to Manchester instead, in search of higher yields and stronger growth.

- Properties in Central London had an overall average price of GBP 1.5 million over the last year<sup>42</sup>
  - Manchester city centre’s average price is GBP 245,195
- In the same period, the average UK property increased by 7.73%, while properties in the city of central London increased by just 2.63%

“Historically stagnant or falling prime central London property prices had sparked a trend towards a “two-tier” market, where Arab investors would purchase owner-occupier homes in London and seek higher capital and rental yields in Manchester.”

**WILL MCKINTOSH,**  
Sr. Director



IN FOCUS:

# Manchester's Private Rented Sector

It's one of the UK's fastest growing property sectors.

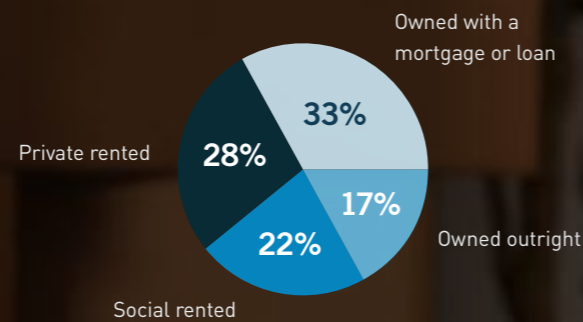
And there's nowhere in the UK quite like Manchester when it comes to the growth in the number of tenants demanding homes in the private rented sector.

Over 60,000 people now live in Manchester city centre – and most rent their apartments.

But supply of rental properties cannot keep up. Recent data from Urban Bubble shows that demand and achieved rental prices are at an all-time high, whilst apartment availability is at an all-time low.

- According to Rightmove, there is a 69% year-on-year increase in rental enquiries in Manchester city centre<sup>44</sup>
- Rents for 3 beds in Manchester's Build to Rent communities increased by 14% over Q3 2021 alone, caused by heavily restricted supply of 3 beds across the city<sup>45</sup>
- Achieved rents have been rising steadily across all unit types throughout 2021<sup>46</sup>
- After a summer of high lettings, there are only 427 homes available to rent in Manchester (as of last day of September 2021)<sup>47</sup>

## Housing Tenures by Sector in Manchester<sup>43</sup>



## Demand Driven by the City's Young Tenants

- Over 20% of residents living in Manchester are less than 30-years-old – a key demographic for the rental market<sup>48</sup>
- Nationally, the majority of people who live in the private rented sector are under the age of 35. The average proportion of under-35-year-olds in the private rented sector in England and Wales is 45%
- But, in Manchester, this share rises to 51%
- 60% of people under the age of 24 living in Greater Manchester live in private rental property, and just under 40% of those aged 25-34



# Three60, Manchester

**An architectural masterpiece meets a city of innovation.**

Three60 is an integral development within The Crown Street Portfolio, Manchester's new skyscraper district by Renaker and Select Property Group.

Following in the footsteps of the portfolio's Victoria Residence, Elizabeth Tower and The Blade, Three60 is expected to break the record for being Manchester's fastest-selling development.

This is your next opportunity to invest in the most in-demand new neighbourhood in the city.

The newest icon on Manchester's skyline boasts a luxury living experience like no other. The cylindrical design will offer breath-taking views of Manchester, with a panoramic experience in every apartment.

**THREE** **60**  
MANCHESTER, UK



# THREE 60

MANCHESTER, UK

## The Great Jackson Street Masterplan

**The Crown Street Portfolio forms part of the wider Great Jackson Street Masterplan - the city's most highly anticipated neighbourhood.**

It's characterised by a cluster of 25 mesmerising skyscrapers, redefining Manchester's skyline.

"A high-quality residential-led neighbourhood at a key point of entry into the city centre. This neighbourhood has an essential role to play in supporting Manchester's growth, productivity and quality of life. This is in line with Manchester City Council's and Greater Manchester's strategic objectives."

### Surrounding Area:

- 25 residential skyscrapers
- Communal gardens and community park
- A commercial unit totalling 2,400 sq ft of space for shops, cafes, bars and restaurants
- Substantial public realm, including access to community park, new tree-lined cycle and pedestrian routes, and enhanced highway treatment
- Primary school under construction
- GP surgery / Doctor's Clinic

**Deloitte.**

Great Jackson Street  
Development Framework<sup>49</sup>

# Development Overview

**The finest living spaces. Panoramic views from every apartment.  
One of the most in-demand addresses in the city.**

Three60, Manchester sets a new benchmark for city-centre rental living.

## Development Details

- 51 storeys, with breath-taking panoramic city and countryside views
- 441 premium one, two and three-bedroom apartments
- 3 basement levels accommodating private car parking and bicycle spaces

## Amenities & Facilities

- A private podium terrace overlooking the new community park
- Modern state-of-the-art gymnasium and separate holistic studio
- Luxury co-working space and resident lounge
- 24-hour concierge



# The Gateway to the City

THREE60, MANCHESTER IS IDEALLY SITUATED AT THE ENTRANCE OF THE CITY CENTRE.



DESTINATION DISTANCE (MILES)

SHOPPING, ENTERTAINMENT AND FINANCIAL

Castlefield	0.2
Deansgate General Store (Now Open)	0.3
Hilton Hotel Beetham Tower	0.3
Great Northern	0.4
Spinningfields	0.7
Albert Square	0.8
Chinatown	0.9
Arndale Shopping Centre	1.1
Manchester Arena	1.2
Northern Quarter	1.3
Manchester United FC	1.7
MediaCityUK BBC & ITV	2.2
Manchester City FC	2.8

GALLERIES, THEATRES AND MUSEUMS

Museum of Science & Industry	0.4
Bridgewater Hall	0.5
Manchester Central	0.5
Manchester Opera House	0.6
People's History Museum	0.8
Manchester Art Gallery	0.9

TRANSPORT

Mancunian Way Highway	499 ft
Castlegate Bus Stop	0.2
Deansgate Train Station	0.2
Manchester Oxford Road Train Station	0.7
Manchester Piccadilly Train Station	1.2
Manchester International Airport	8

UNIVERSITIES

Manchester Metropolitan University	0.7
Royal Northern College of Music	1.1
University of Manchester	1.2
University of Salford	1.9

SCHOOLS

St. Wilfrid's RC Primary	0.4
St. Philip's C of E Primary	0.7
Abbey College Manchester	0.9
Loreto College	1
Trinity C of E High School	1.1
Chetham's School of Music	1.2
Manchester High School for Girls	4.2

HOSPITALS

Manchester Royal Infirmary	1.9
Royal Manchester Children's Hospital	2.4

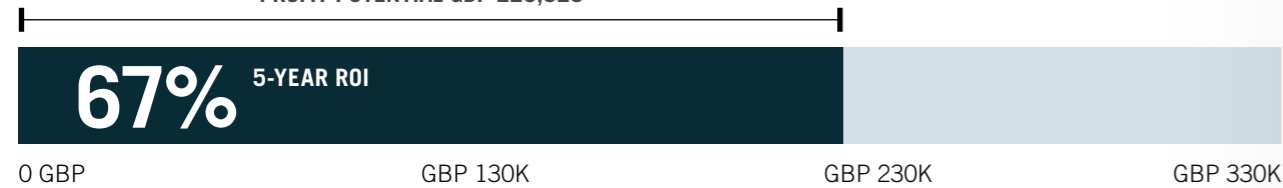
# Your Long-Term Investment Projections

Investing in Three60, Manchester

## Total 5-Year Post-Completion Projected Return- Predicted\*

Based on a two-bedroom apartment in Three60, Manchester priced at GBP 330,000

PROFIT POTENTIAL GBP 220,325



INVESTMENT FORECAST	Over Build	Year 1	Year 2	Year 3	Year 4	Year 5
Capital Appreciation	£369,600 12%	£384,384 4%	£399,759 4%	£415,750 4%	£432,380 4%	£449,675 4%
Rental Income		£19,800 6.00%	£19,965 6.05%	£20,130 6.10%	£20,295 6.15%	£20,460 6.20%
Rental Yield Per Annum (Gross)						
<b>Total Capital Appreciation</b>	<b>£119,675</b>				<b>Total Return</b>	<b>£220,325</b>
<b>Total Rent</b>	<b>£100,650</b>				<b>5-Year ROI</b>	<b>67%</b>

### STRONG APPRECIATION OVER THE CONSTRUCTION PERIOD

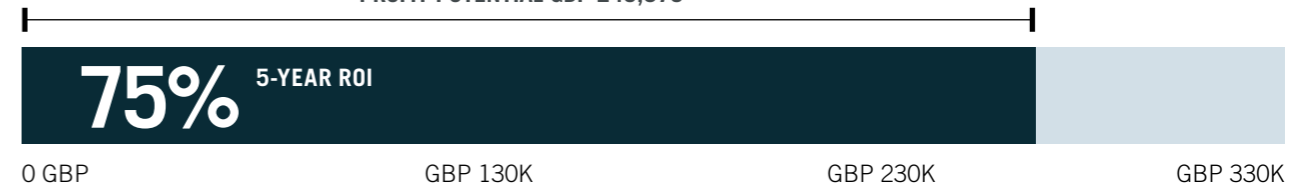
- 12% capital growth predicted over the construction period of Three60, Manchester
- Positive long-term growth projections in a city that has some of the UK's fastest rising property prices

\*In the Predicted forecast, returns are calculated based on average returns in the prevailing market, using market data for Manchester summarised on page 22

## Total 5-Year Post-Completion Projected Return – Strong Market\*

Based on a two-bedroom apartment in Three60, Manchester priced at GBP 330,000

PROFIT POTENTIAL GBP 245,873



INVESTMENT FORECAST	Over Build	Year 1	Year 2	Year 3	Year 4	Year 5
Capital Appreciation	£379,500 15%	£394,680 4%	£411,454 4.25%	£429,969 4.50%	£450,393 4.75%	£472,913 5%
Rental Income		£19,800 6.00%	£20,130 6.10%	£20,625 6.25%	£20,955 6.35%	£21,450 6.5%
Rental Yield Per Annum (Gross)						
<b>Total Capital Appreciation</b>	<b>£142,913</b>				<b>Total Return</b>	<b>£245,873</b>
<b>Total Rent</b>	<b>£102,960</b>				<b>5-Year ROI</b>	<b>75%</b>

### THE LOCATION, FACILITIES AND LEVEL OF QUALITY THAT WILL COMMAND PREMIUM RENTAL RATES

- 6% annual yield predicted
- Luxury-grade apartments, the finest communal facilities, and a location at the gateway of Manchester city centre mean this is a very achievable benchmark yield for Three60, Manchester

\* In the 'Strong Market' forecast, returns are calculated based on potential returns achievable for properties in Manchester that are of comparable quality and location. This is based on feedback from agents and property professionals with local market knowledge and expertise.

THREE 60  
MANCHESTER, UK



ARTIST'S IMPRESSION  
LIVING ROOM, DINING & KITCHEN



ARTIST'S IMPRESSION  
BEDROOM

ARTIST'S IMPRESSION  
BATHROOM



# THREE 60

MANCHESTER, UK



ARTIST'S IMPRESSION  
PODIUM TERRACE

# Another Ground-Breaking Creation from Renaker

## ABOUT THE DEVELOPER

Three60, Manchester is the latest project from the acclaimed Crown Street Portfolio.

**A leading developer in the North-West of England, Renaker is an influential name in Manchester's property and construction sector with an impressive portfolio of largescale, successful residential projects.**

Since 2012, Renaker has successfully delivered 4,000 new homes, with a further pipeline of over 5,000. Renaker transforms urban landscapes, and efficiently delivers high quality, spacious homes with desirable amenities, whilst creating aspirational new neighbourhoods where communities can thrive. Straightforward and honest in our approach, Renaker has a proven track record of delivering forward-thinking developments for the long term.

**RENAKER**



## WHY INVEST WITH US?

Select Property Group is one of the UK's leading property developers and investment specialists.

**Since 2004, we have been developing the finest property investments in the strongest investment cities.**

Our projects are proven to grow your returns in the UK's highest-performing property sectors.

We create investments shaped by your needs and wants above all else. We provide the highest levels of service as standard, which is why thousands of investors from around the world choose Select Property Group time and time again.

Our relationships are built on trust, and purchasing a property is just the beginning. Our global team of experts will guide you through every step of your investment; from initial purchase and property management, through to exit and beyond.

With offices in Europe, the Middle East, Southeast Asia and mainland China, we're never far away. Our talented worldwide investment teams offer a truly bespoke service, no matter where you are.

**13,700+**

Total UK and international properties sold to date

**GBP 1.10 Billion**

Total value of UK properties sold by Select Property Group to date

**GBP 157.4 Million**

Total rental revenue generated by all operational UK developments

**Offices in Manchester, Dubai, Shanghai and Hong Kong**

## CROWN STREET, MANCHESTER: A Story of Success

Victoria Residence opened its doors to tenants at the end of 2020. Taking just four months for our rental partner, Settio, to occupy the apartments under their management, the development is now 97% tenanted. Proving the high demand for this standard of living in Manchester city centre.

Standing 52 storeys beside it, Elizabeth Tower has already redefined Manchester's skyline and is fully sold out ahead of completion in January 2022.

Crown Street gives investors an idea of the high demand and unmatched quality to expect within Three60 - raising the benchmark once again for city-centre living.



### **ELIZABETH** *Tower* AT CROWN STREET, MANCHESTER

"This strategic relationship between Select Property Group and Renaker has enabled us to offer our clients exclusive access to some of the finest property investments that have launched in the UK in recent years. The proven success of the partnership so far gives me complete confidence in the launch of Three60 - an opportunity as exciting as its cutting-edge design."



**ADAM PRICE**  
CEO  
Select Property Group



### **VICTORIA** *Residence* AT CROWN STREET, MANCHESTER

# CROWN ST

## Image Gallery

This hugely successful partnership will now deliver similarly high standards of design and quality with the creation of Three60, Manchester.



"I moved up from London to Manchester earlier this year, in January. I was living in Canary Wharf in London, which, as you might imagine was very expensive. Then with the pandemic, my partner and I both lived in a one-bed, so it made complete financial sense to move up to Manchester where we could afford a nicer apartment with two bedrooms so that we could both work from home."

**SCOTT CHRISTIAN,**  
Tenant at Victoria Residence

# Investing with Select Property Group

What Our Investors Say

“

*I have been dealing with Select Property Group since 2016. I have invested with them in UK and Dubai and they have been absolutely spot on, with their advice and support with rental payments. I personally would not hesitate to recommend them for anyone looking for a safe, reliable real estate outfit.”*



**FAHAD S,**

Saudi Arabia-based investor

“

*I am very satisfied with the one-stop service provided by Select Property Group, from the very beginning of project introduction to unit selection and current aftersales service. I cannot speak English, but the China team was so helpful to connect myself with a local solicitor, avoiding any language barrier and miscommunication.”*



**JANE Q,**

China-based investor

“

*Very positive experiences with this company over a number of years. Prompt and efficient responses to any query. Professional approach.”*



**JENNIFER H,**

UK-based investor

“

*Fantastic customer service, always willing to assist. From the start of the sign-up process, I was always kept informed of progress with the construction period and thereafter. The returns were much better than what I was getting anywhere; I ended up buying three units in total. Great investment with almost nil effort from my side on an ongoing basis.”*



**DIPEN S,**

Kenya-based investor



## Endnotes

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Please note that the information that we distribute is produced with great care and believed to be correct at the time (November 2021), to the best of our knowledge. Pictures, computer-generated views, layouts and other details are given as a general guide and may change from time to time in accordance with the final designs of the development and appropriate planning permissions.