



FAST FACTS

The Carrick is a new build development situated in the south-west of Edinburgh. On offer are one- and two-bedroom apartments set across 5 floors. Closely located to public transport, all that this vibrant city has to offer is within easy reach.

The development itself has been designed to provide light and spacious accommodation with

modern features throughout. Most apartments offer Juliette balconies, with the penthouse units including spacious terraces.

The area is also home to many golf courses, parks and sports facilities which offer occupants a multitude of activities for leisure and fitness.



Welcome to
EDINBURGH

Edinburgh consistently ranks as one of the happiest cities in the UK. It was also recently listed as #1 Happiest Place to Work due to a high median salary and low commute times. Furthermore, Edinburgh holds the title as the greenest city in the UK with an array of parks and outdoor leisure activities. The city's ability to simultaneously provide exceptional living, shopping, food and entertainment to rival any major city, make it an easy choice for students, professionals and visitors alike.

There is an eclectic mix of shopping on offer in Edinburgh. Brands such as Harvey Nichols, Louis Vuitton and Burberry are amongst some of the high street names that have opened in the city's new St James Quarter in 2021.

For fans of comedy and London's West End, Edinburgh Playhouse regularly hosts touring productions of world-famous plays and musicals. Some of the biggest names in British Comedy are coming to the city in 2023 including Jimmy Carr and Romesh Ranganathan. The city offers a unique lifestyle found in very few places around the world.

The Carrick sits just a short journey from Edinburgh's famous Murrayfield Stadium. With a capacity of 67,144, it is the largest stadium in Scotland and hosts all Scottish national rugby games as well as music concerts. In 2023, Murrayfield is due to host Harry Styles and Bruce Springsteen.

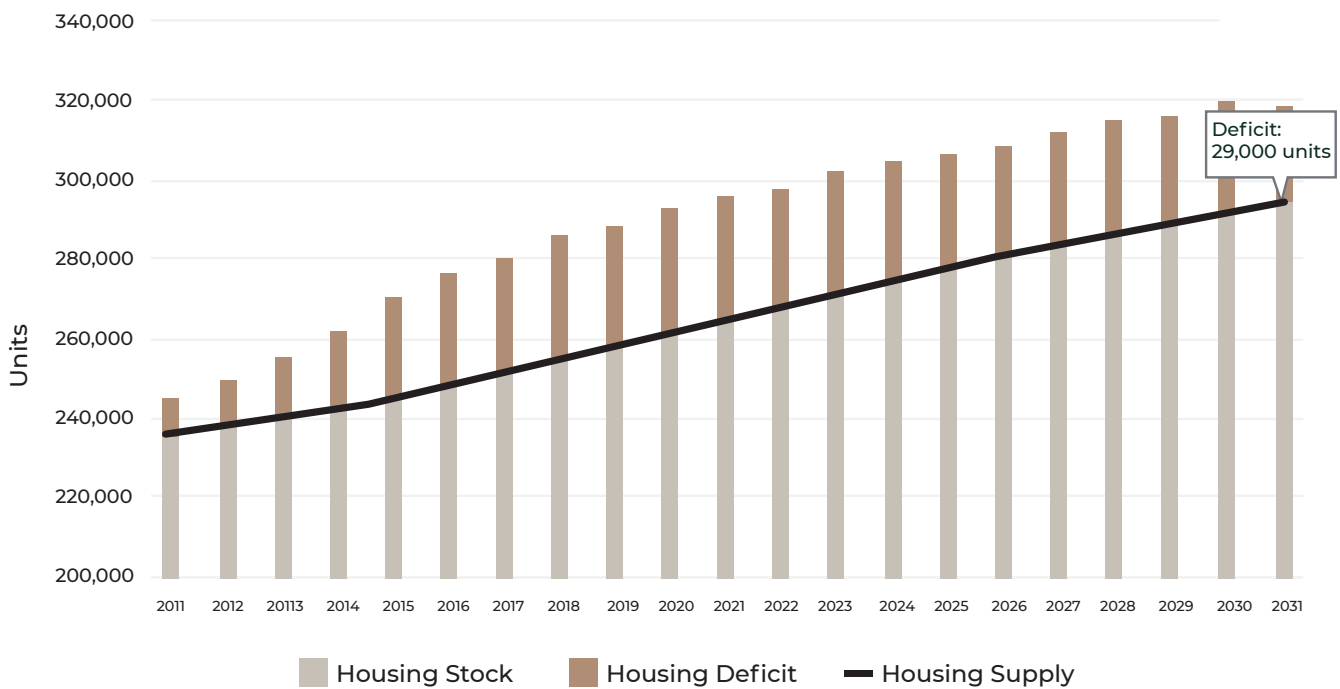
Sitting within 2km of The Carrick are no less than four, 18-hole golf courses. The Murrayfield Gold Club offers breathtaking views across the historic city centre and prides itself on having some of the best fairways in Scotland.

FAST FACTS

The number of residents in Edinburgh has grown from 448,660 in 2000 to 532,200 in 2021, averaging 3,978 newcomers per annum. By 2035, the population is projected to reach almost 570,000 residents, an increase of 27% from 2000. This rise in population has been able to sustain the rapidly growing economy, while at the same time placing more strain on the already undersupplied housing market.

Between 2012 and 2020, 19,483 units were added to the housing stock from a required 46,954. As a result, just 41% of the city's housing needs have been fulfilled over those past 9 years. It is expected that 3,139 housing units will be completed per year between 2020 and 2031, which is below the average annual housing requirement of 3,340 units. Taking the current backlog and future housing requirement into account, an undersupply of at least 29,000 housing units could persist by 2031.

Edinburgh's Housing Supply and Demand 2011 - 2031





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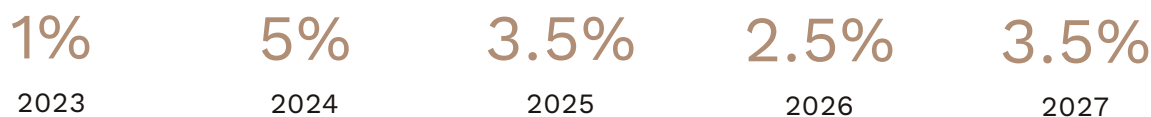
Edinburgh has seen some of the highest house price growth of all UK major cities. This trend is expected to continue for the foreseeable future, house prices are forecast to grow 17.6% between 2023 and 2027 alone.

House Price Growth Forecast



Rents in Edinburgh increased by 14.7% in the year to October 2022. Between 2023 and 2027, rents in Edinburgh are expected to increase by a further 16.4%, surpassing the national average over the same period.

Rental Price Growth Forecast



Development

FAST FACTS

DEVELOPER

Mandale Homes

ARCHITECT

Wardman Brown

NUMBER OF PROPERTIES

8 x One beds
17 x Two beds
2 x Three beds

PARKING

6 Car Parking Spaces
(included with selected apartments)

ADDRESS

500 Gorgie Road, Edinburgh EH11 3AF

ESTIMATED COMPLETION DATE

Q3 2024

PRICE RANGE

GBP 237,000 - GBP 429,000

SIZE RANGE

From 549sqft to 925sqft

ESTIMATED FACTORING/SERVICE CHARGE

Approx. GBP2 psft per month

GROUND RENT AMOUNT

Not Applicable

TITLE

Ownership (Similar to Share of Freehold)

WARRANTY PROVIDER

NHBC or equivalent (10 Years)

PAYMENT PROCESS

20% upon exchange, 80% upon completion

MORTGAGE FINANCE

Up to 65%* LTV

*Subject to condition. Please contact us for details

PURCHASER SOLICITOR

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Track Record



PROJECT NAME	COMPLETION DATE	# OF IPG UNITS	AVG SELLING PRICE PER SQ FT	UNITS UNDER MANAGEMENT	CURRENT RENT VS PROJECTED RENT WHEN LAUNCHED	AVG GROSS YIELD	LOCATION
Arc Avenue	2022	52	£224	23	127.64%	7.38%	Newcastle
The Preston	2021	57	£252	7	103.31%	7.38%	Leeds
No. 1 Old Trafford	2021	173	£338	73	109%	5.58%	Manchester
Crossbank House	2021	40	£259	33	97%	5.86%	Manchester
Bishton Fletcher	2021	12	£398	10	94%	4.24%	Birmingham
The Loom	2020	89	£355	50	97%	4.91%	Manchester
Centenary House	2020	80	£302	14	89.99%	5.85%	Leeds
Quay Central	2019	108	£304	45	96%	5.48%	Liverpool
Cartwright	2019	14	£338	9	81%	4.51%	Manchester
The Curve - Washington	2018	46	£339	22	111.51%	4.78%	Birmingham
The Curve - Lincoln	2018	99	£329	69	105.79%	5.03%	Birmingham
Park Rise	2018	87	£277	52	96%	5.67%	Manchester
The Levels	2017	33	£266	22	106%	5.42%	Liverpool
Rivergate (Wilburn Wharf)	2016	163	£330	97	113%	5.81%	Manchester
The Assembly	2016	157	£337	94	126%	6.28%	Manchester

TRACK RECORD

Track Record

1

ARC AVENUE NEWCASTLE

Arc Avenue is located on the south bank of the River Tyne in Gateshead, Newcastle. Comprising 57 apartments, the hybrid scheme saw a Grade II listed railway warehouse renovated with a newbuild section added. In 2022 it was named Best UK Residential Renovation/Redevelopment at the International Property Awards in London.

ESTIMATED PRICE INCREASE: 11.1%



Project Launch: December 2020

No. of Units Launched: 57

Unit Types: 1 & 2 bedrooms

Average Price at Sale: £174,019

Average Price PSF at Sale: £225

Estimated Current PSF: £250

Complete Lettings and Management Comments:

Tenants at Arc Avenue are likely to be younger professionals working in the city centre or making a conscious move for the lifestyle on offer at the development, and international students seeking proximity to the universities.

Average Current Yield: 7.34%

Achieved Rent vs. Projected Rent: 123%

¹House Price data compiled from the UK House Price Index. Does not constitute a valuation or market appraisal.
Rental data provided by our Lettings & Management partners.

Disclaimer: Whilst every care is taken to provide the most accurate appraisal, our appraisal is for guidance purposes only based on current market conditions and visual inspection. No warranties are formed as to the structural condition of the property. For rebuild costs and property structural reports, you are advised to consult a chartered surveyor.

Track Record

2

BELL STREET GLASGOW

Set just a short walk from Glasgow city centre, Bell Street is one of our newest developments to complete. The development provides 56 new-build studios, one- and two-bedroom apartments with associated parking. Bell Street's striking modern design, accompanied by its central and convenient location has proven extremely popular with occupants.

ESTIMATED PRICE INCREASE: **27%**



Project Launch: July 2020

No. of Units Launched: 26 (IPG)

Unit Types: Studios, 1 & 2 bedrooms

Average Price at Sale: £188,166

Average Price PSF at Sale: £259

Estimated Current PSF: £329

Complete Lettings and Management Comments:

Bell Street has proven extremely popular with tenants since completing in early Autumn 2022. Most tenants are young professionals working in the city who enjoy the convenience of city centre living and the modern finishes the development provides. Rentals have far exceeded all expectations and looks to be one of our most successful projects in recent years.

Average Current Yield: 7.95%

Achieved Rent vs. Projected Rent: 141%

¹House Price data compiled from the UK House Price Index. Does not constitute a valuation or market appraisal.
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