

LET PROPERTY PACK

INVESTMENT INFORMATION

Blue Moon Way,
Manchester, M14 7SH

202146393

 www.letproperty.co.uk





Property Description

Our latest listing is in Blue Moon Way, Manchester, M14 7SH

Get instant cash flow of **£1,000** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

3 bedrooms

1 bathroom

**Three Piece Bathroom and
Ensuite**

Open Parking Space

Factor Fees: £140.00

Ground Rent: £20.83

Lease Length: 240

Current Rent: £1,000

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 200,000.00

25% Deposit	£50,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£57,000.00

Projected Investment Return



The monthly rent of this property is currently set at £1,000 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£1,000	£1,150
Mortgage Payments on £150,000.00 @ 5%	£625.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£140.00	
Ground Rent	£20.83	
Letting Fees	£100.00	£115.00
Total Monthly Costs	£900.83	£915.83
Monthly Net Income	£99.17	£234.17
Annual Net Income	£1,190.04	£2,810.04
Net Return	2.09%	4.93%

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£510.04**
Adjusted To

Net Return **0.89%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£60.00**
Adjusted To

Net Return **0.11%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £190,000.



£190,000

3 bedroom duplex for sale

Blue Moon Way, Manchester

+ Add to report

NO LONGER ADVERTISED

360 TOUR AVAILABLE. | 3 BED DUPLEX. | 2 BATHROOMS. | SECURE GATED PARKING. | IMMACULATLEY PRESENT...

Marketed from 26 Jun 2021 to 1 Sep 2021 (66 days) by Edward Mellor Ltd, Withington



£190,000

3 bedroom duplex for sale

Blue Moon Way

+ Add to report

NO LONGER ADVERTISED

Chain Free | Double Glazing | Central Heating | Secure Parking | Open-Plan Living | Close to Univ...

Marketed from 1 Jun 2021 to 3 Sep 2021 (93 days) by Open House Estate Agents, Nationwide

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,755 based on the analysis carried out by our letting team at **Let Property Management**.



£1,755 pcm

3 bedroom apartment

Lloyd Street South, Manchester

+ Add to report

NO LONGER ADVERTISED LET AGREED

Long Term

Marketed from 28 Mar 2022 to 7 Jun 2022 (70 days) by Nicholas Humphreys, Manchester



£1,700 pcm

3 bedroom penthouse

Willow Court, Manchester, M14

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Students Can Enquire | Property Reference Number: 1891856

Marketed from 21 Nov 2023 to 18 Dec 2023 (26 days) by OpenRent, London

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **Yes**
-  Current term of tenancy: **2 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Interested in this
property investment?

Make an offer or
book a viewing

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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