

LET PROPERTY PACK

INVESTMENT INFORMATION

Blue Moon Way,
Manchester, M14

212469721

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£1,200** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£1,248** which would provide the investor a Gross Yield of **7.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Lounge

Modern Kitchen

Factor Fees: £450 per quarter

Ground Rent: £2066 per year

Lease Length: 234 yrs

Current Rent: £1,200

Market Rent: £1,248

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £202,000.00 and borrowing of £151,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 202,000.00

25% Deposit	£50,500.00
SDLT Charge	£6,060
Legal Fees	£1,000.00
Total Investment	£57,560.00

Projected Investment Return



The monthly rent of this property is currently set at £1,200 per calendar month but the potential market rent is

£ 1,248

Returns Based on Rental Income	£1,200	£1,248
Mortgage Payments on £151,500.00 @ 5%	£631.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	£172.17	
Letting Fees	£120.00	£124.80
Total Monthly Costs	£1,088.42	£1,093.22
Monthly Net Income	£111.58	£154.78
Annual Net Income	£1,338.96	£1,857.36
Net Return	2.33%	3.23%

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 Adjusted To **-£638.64**

Net Return **-1.11%**

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



Annual Net Income Adjusted To **£893.40**

Net Return **1.55%**

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 £200,000.

 £200,000	<h3>2 bedroom flat for sale</h3> <p>Blue Moon Way, Manchester, M14</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 14 Feb 2023 to 21 Mar 2023 (34 days) by Strike, Manchester</p>	+ Add to report
 £190,000	<h3>3 bedroom town house for sale</h3> <p>Blue Moon Way Manchester M14</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 2 Mar 2023 to 4 May 2023 (62 days) by JLL, Manchester</p>	+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

2 bedroom flat

Bluemoonway, Manchester, M14

NO LONGER ADVERTISED

Marketed from 20 May 2024 to 8 Jun 2024 (19 days) by OpenRent, London

+ Add to report



£1,300 pcm

2 bedroom terraced house

Blue Moon Way, Rusholme, M14

NO LONGER ADVERTISED

Marketed from 19 Aug 2024 to 20 Aug 2024 by Thornley Groves, Fallowfield

+ Add to report

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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?

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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