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# LET PROPERTY PACK

## **INVESTMENT** INFORMATION

Blue Moon Way, Manchester, M14

212469721

( www.letproperty.co.uk

### **LETPR@PERTY**





## **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...

#### **LE7PR®PERTY**





#### Blue Moon Way, Manchester, M14

212469721

3 Bedrooms Fact 2 Bathrooms Grou Spacious Lounge Leas Modern Kitchen Curr

**Property Key Features** 

Factor Fees: £450 per quarter Ground Rent: £250 per year Lease Length: 234 yrs Current Rent: £1,200 Market Rent: £1,248







## **Kitchen**





## Bedrooms





## Bathroom





## Exterior





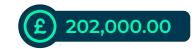






Figures based on assumed purchase price of £202,000.00 and borrowing of £151,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



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

## **Projected** Investment Return



1,248



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

	1	
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	<b>£1,088.42</b>	£1,093.22
Monthly Net Income	£111.58	£154.78
Annual Net Income	£1,338.96	£1,857.36
Net Return	<mark>2.33%</mark>	<mark>3.23%</mark>

## Return Stress Test Analysis Report





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

Annual Net Income -£638.64 Adjusted To

Net Return -1.11%

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

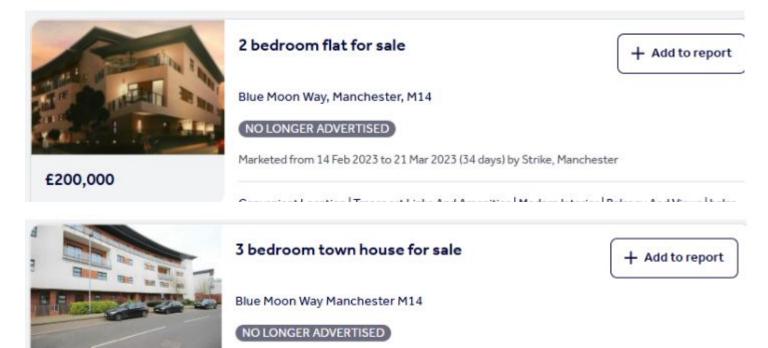
Annual Net Income **£893.40** Adjusted To

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.



Marketed from 2 Mar 2023 to 4 May 2023 (62 days) by JLL, Manchester

£190,000

## **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



#### £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



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.





www.letproperty.co.uk

#### Blue Moon Way, Manchester, M14

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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.

