

The Residence - Manchester Waterside

2 bed apartments from **£192,148**

Apartment Purchase Price	£192,149
Estimated completion value	£218,351
Luxury Furniture Pack (Required for rental assurance option)	£5,000
Total purchase price including furniture	£197,149
Reservation Fee	£5,000
30% Exchange of Contracts Deposit less reservation fee	£54,144.66
20% due on the 5 th of January 2018	£39,429.78
30% due on the 1 st of June 2018	£59,144.66
20% due at completion	£38,429.78
Rent Per Calendar Month	£1,357
Total Gross Annual Income	£16,284
Annual Service Charge	£1,628
Management Fee	£814
Ground Rent	£400
Total Charges	£2,843
Net Income	£13,441
Projected Net Yield	7%



*please note financials are for indicative purposes only and may be subject to change
 * rental income is contractually assured at 7% net for the first 3 years
 * capital growth assuming a conservative 4% per annum (zoopla annual average currently 7% p/a)
 *Estimated value on completion as per the Independent RICS report provided by Beesleys chartered surveyors



5 year investment Scenarios

Purchase Price	£192,149
7% Net Annual NET Income (apartment price)	£13,450
NET Rental Income over 5 Years	£67,252
Projected capital appreciation in year 5	£63,291
Total Income over 5 Years	£130,543

ROI % over 5 Years	67.94%
Annualised NET ROI	13.59%

Projected capital growth over 5 year period

Year 1	£218,351
Year 2	£227,085
Year 3	£236,168
Year 4	£245,615
Year 5	£255,440

The Residence - Manchester Waterside

3 bed apartments from **£319,642**

Apartment Purchase Price	£319,642
Estimated completion value	£363,229
Luxury Furniture Pack (Required for rental assurance option)	£5,000
Total purchase price including furniture	£324,642
Reservation Fee	£5,000
30% Exchange of Contracts Deposit less reservation fee	£92,392.53
20% due on the 5 th of January 2018	£64,928.35
30% due on the 1 st of June 2018	£95,892.53
20% due at completion	£64,928
Rent Per Calendar Month	£2,233
Total Gross Annual Income	£26,794
Annual Service Charge	£2,679
Management Fee	£1,340
Ground Rent	£400
Total Charges	£4,419
Net Income	£22,375
Projected Net Yield	7%



*please note financials are for indicative purposes only and may be subject to change
 *rental income is contractually assured at 7% net for the first 3 years
 *capital growth assuming a conservative 4% per annum (zoopla annual average currently 7% p/a)
 *Estimated value on completion as per the Independent RICS report provided by Beesleys chartered surveyors



5 year investment Scenarios

Purchase Price	£319,642
7% Net Annual NET Income (apartment price)	£22,375
NET Rental Income over 5 Years	£111,875
Projected capital appreciation in year 5	£105,285
Total Income over 5 Years	£217,160

ROI % over 5 Years **67.94%**

Annualised NET ROI **13.59%**

Projected capital growth over 5 year period

Year 1	£363,229
Year 2	£377,758
Year 3	£392,869
Year 4	£408,584
Year 5	£424,927