



RegentHaus[™]
Property Group

Manchester Buy-To-Let

PRIME+ Investment Deal

Purchase Price - £175,000

3 Bedroom Semi-Detached House

Property Highlights

Cash Investment

£58,995

↓2% below target

Return On Capital

11.36%

↑3% above target

NET Annual Cash-Flow

£6,707

↑19% above target

Gross Yield

8.04%

** after deal fees

Long Term IRR

23.99%

↑17% above target

NET Monthly Cash-Flow

£558

↑11% above target

Why this is a great investment?

- ✓ High Yield
- ✓ Excellent capital growth
- ✓ Low cash requirement



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www.regenthaus.co.uk

PRIME+ Investor Deal



PRIME+ Deal Analysis Report

Metrics

Cash Investments
£58,995

Return on Capital
11.36%

Net Annual Cashflow
£6,707.25

Long Term IRR
23.99%

Property Info

Property Specs Summary

Bedrooms	3
Bathrooms	1
Internal Area (sqm)	98
Property Type	Semi-Detached House
Tenure	Freehold
EPC-Level	B

Deal Details

Purchase Details

Purchase Price	£175,000
Property Value	£175,000
Expected Monthly Rent	£1,275
Stamp Duty	£9,750
Closing Costs	£2,000
Refurb Costs / Deal fee	£3,495
Total Purchase Costs	£190,245



PRIME+ Deal Analysis Report

Deal Details

Loan Details

LTV	75%
Loan Required	£131,250
Mortgage Term (Years)	25
Deposit	£43,750
Mortgage Rate / Interest	4.2%
Monthly Payment	£468.56
Repayment Method	Interest Only
Mortgage Fees (added to the loan)	£2,625

Monthly Operating Costs

Managing Agent Fee	£127.5
Landlord Insurance	£20
Utilities	£0
Maintenance	£100
Service Charge	£0
Ground Rent	£0
Other Monthly Costs	£0
Total Operating Expenses	£247.5



PRIME+ Deal Analysis Report

Deal Metrics

Short Term Metrics

(Key metrics based on the initial year of the investment)

Total Cash Investment	£58,995
Net Annual Cash Flow	£6,707
Net Monthly Cash Flow	£558
Return on Capital Deployed	11.36%
Gross Yield	8.04%
Net Yield	3.52%
Cap Rate	7.04%

Long Term Metrics (10-Year Analysis) - Deal-Specific Scenario

(94% Occupancy, 9.2% Annual Value Appreciation, 3% Annual Rent Appreciation, 3% Annual Inflation)

Long Term ROI	£306,306 (519%)
Equity Multiple	6.19
Equity in 10 years	£290,703
GRM	12.17



PRIME+ Deal Analysis Report

Holding Period Breakdown

Year	Property Value	Mortgage Balance	Equity	Net Cash Flow	Net Operating Income
Year 1	£191,100	£131,250	£59,850	£5,789.25	£11,412
Year 2	£208,681.2	£131,250	£77,431.2	£6,131.61	£11,754.36
Year 3	£227,879.87	£131,250	£96,629.87	£6,484.24	£12,106.99
Year 4	£248,844.82	£131,250	£117,594.82	£6,847.45	£12,470.2
Year 5	£271,738.54	£131,250	£140,488.54	£7,221.56	£12,844.31
Year 6	£296,738.49	£131,250	£165,488.49	£7,606.89	£13,229.64
Year 7	£324,038.43	£131,250	£192,788.43	£8,003.77	£13,626.52
Year 8	£353,849.96	£131,250	£222,599.96	£8,412.57	£14,035.32
Year 9	£386,404.16	£131,250	£255,154.16	£8,833.63	£14,456.38
Year 10	£421,953.34	£131,250	£290,703.34	£9,267.32	£14,890.07
Total				£74,598.29	£130,825.79

Postcode Info

Area Facts

Area Type	Urban major conurbation
AVG Yield	5.4%
AVG 5-year Growth	9.2%
AVG price per square foot	£240
House Hold Income	£34,000

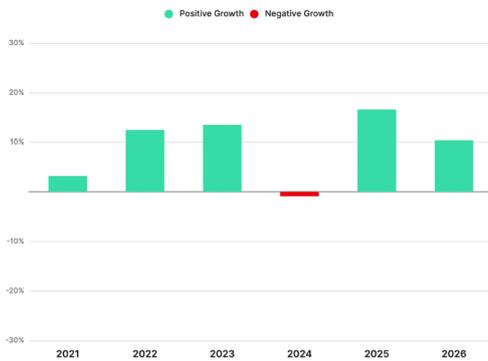


Postcode insights are based on recent area-level data (market activity, schools and crime) and are indicative only; conditions can vary by street/property, so buyers should complete local due diligence.

PRIME+ Deal Postcode Information

Capital Growth

Here is an average Capital Growth trend during last 6 years.



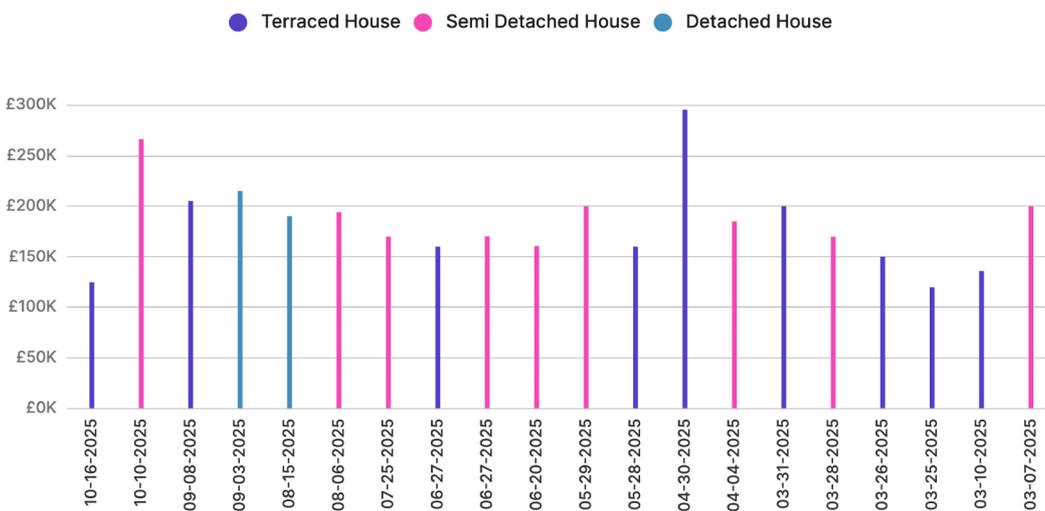
Rental Stats (2025 - 2026)

Below are statistical average and confidence intervals of property rents for the last 12 months

Total for Rent	41
Monthly Transactions	20
Monthly Turnover	48%
Average DOM	64
Semi Detached House	£1,166
Detached House	£1,051
Terraced House	£1,015
2 Bedrooms Flat	£845
1 Bedrooms Flat	£769

Comparables

The history of property sales in this Postcode.



Postcode insights are based on recent area-level data (market activity, schools and crime) and are indicative only; conditions can vary by street/property, so buyers should complete local due diligence.

PRIME+ Deal Postcode Information

Property Asking Price

Here is an average statistical property asking prices during last year.

Detached House	£328K
Semi Detached House	£225K
Terraced House	£169K

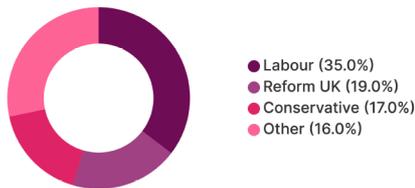
Detached House	£328K
Semi Detached House	£225K
Terraced House	£169K

Average Council Tax

Council	Oldham
Council Rating	High tax
Year	2025/26
Annual Change	-

Band A	£1,639
Band B	£1,912
Band C	£2,186
Band D	£2,459
Band E	£3,005
Band F	£3,552
Band G	£4,099
Band H	£4,918

General Election Constituency



Postcode insights are based on recent area-level data (market activity, schools and crime) and are indicative only; conditions can vary by street/property, so buyers should complete local due diligence.

PRIME+ Deal Postcode Information

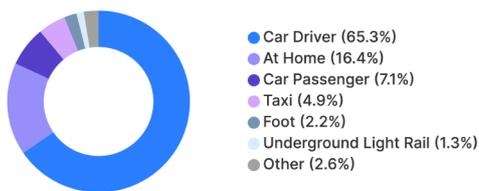
Schools

The rating scoreboard of school in the Postcode.

- 
Alt Academy
 Academy Sponsor Led
 319 Pupils • 5 Deprivation
- 
Roundthorn Primary Academy
 Academy Converter
 253 Pupils • 5 Deprivation
- 
Alexandra Park Junior School
 Academy Sponsor Led
 358 Pupils • 5 Deprivation
- 
Oasis Academy Leesbrook
 Free School
 1254 Pupils • 5 Deprivation
- 
Glodwick Infant and Nursery School
 Community School
 360 Pupils • 5 Deprivation

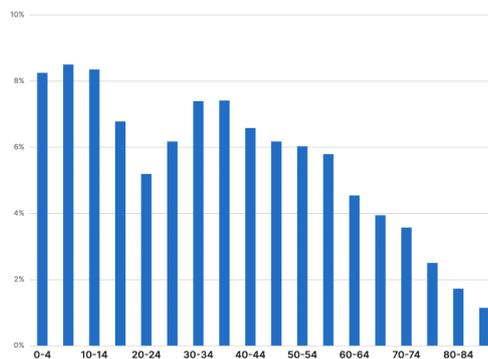
Commute Methods

Most popular commute methods in this postcode during last 12 months.



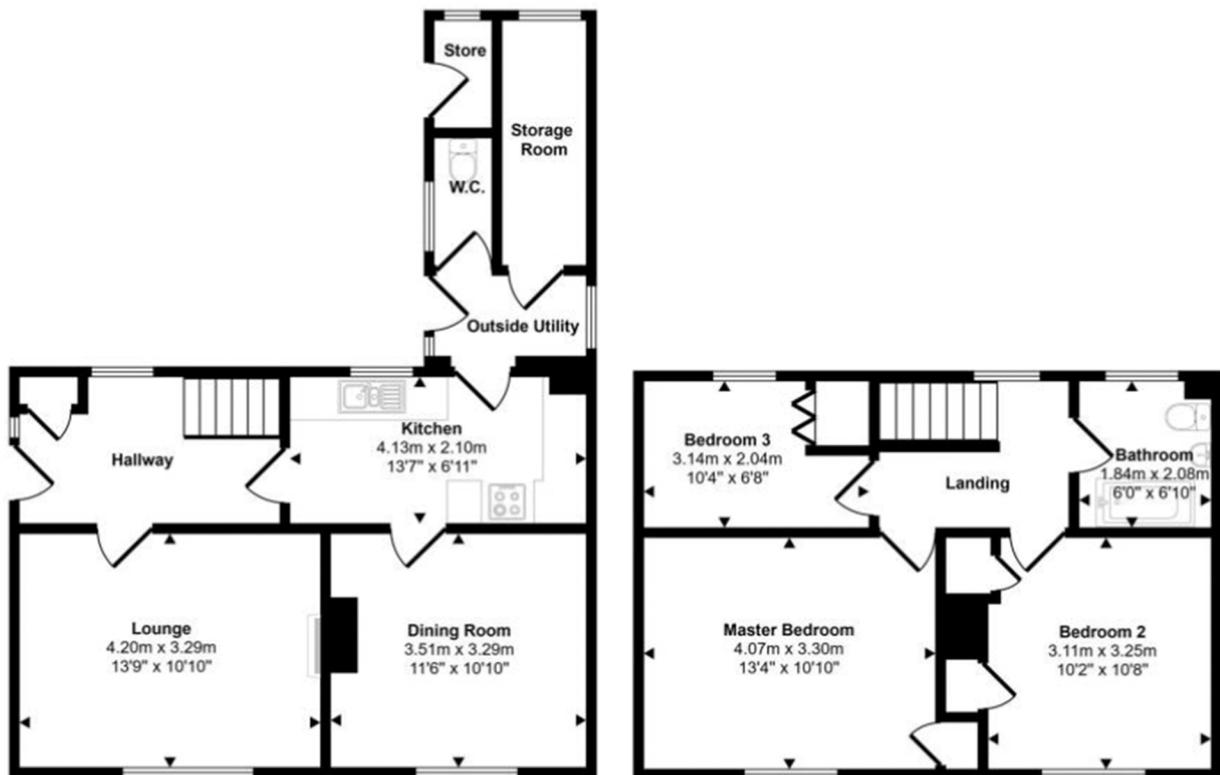
Population Age

The volume of grouped population ages during last year.



The floorplan is provided as a visual guide to the property's layout, room flow and overall proportions. Measurements and configurations are approximate and may vary slightly on inspection.

PRIME+ Deal Property Floorplan



Ground Floor

First Floor



PRIME+ Deal Property Overview

This 3-bed freehold semi-detached house in Manchester presents a straightforward buy-to-let opportunity in an established residential pocket, with a strong "bread-and-butter rental" profile. The property benefits from a 98sqm internal area and a good EPC rating (B), helping keep tenant appeal high and running costs competitive.

Why Manchester?

This postcode area is classed as an urban major conurbation, with steady local market activity (average time on market shown as 15 days) and area-level indicators pointing to healthy rental demand. The postcode snapshot shows an average yield of 5.4% and average 5-year growth of 9.2% (area averages), plus a "low crime" rating for the postcode.

Location and Connectivity

Manchester sits at the heart of the North West, with fast rail links that make it a genuine "base" for the wider region – trains from Manchester Piccadilly to Liverpool Lime Street average ~56 minutes (fastest ~46 minutes), and to London Euston around ~2h 17m (fastest ~2h 07m). The city is also in the middle of major long-term regeneration and housing delivery – including Victoria North, planned to create around 15,000 new homes and better-connected neighbourhoods over the next 20 years.

Family & Tenant Appeal

The postcode report highlights multiple nearby primary schools in the area (including Roundthorn Primary and Alexandra Park Junior School, among others), supporting long-term tenant demand from families.

OVERALL - A solid, lettable 3-bed semi-detached in Manchester with strong fundamentals (EPC, size, tenure) and supportive area indicators (great yield, great growth trend, low crime)



Next step: review the pack, ask any questions, then reserve to secure exclusivity and begin offer progression. We'll request ID + proof of funds to move fast with agents.

Next Steps: Secure This Deal (Exclusive)

If you'd like to proceed with this opportunity, act quickly – once reserved, the deal is removed from the investor list to protect exclusivity. To move fast and secure investor-only pricing, we require:

Personal ID

- Driving licence or passport (both preferred if available)

Proof of Funds

- Evidence of at least £50,000 available (bank statement, solicitor letter, savings/investment statement)

This isn't admin for admin's sake – it's what allows us to act quickly, and it's often required by agents/vendors to agree an offer in principle. We can accept redacted documents (e.g., account number), as long as name, date, and balance are clearly visible.

STEP-1 - Reserve the PRIME+ Investor Deal

Pay 50% of the RegentHaus PRIME+ deal fee upfront – the deal is then removed from circulation.

STEP-2 - We Progress the Offer

RegentHaus Property Group submit and push the offer toward acceptance with the agent/vendor.

STEP-3 - Offer Accepted

Once accepted by the owner, the remaining 50% PRIME+ deal fee is due within 24 hours.

STEP-4 - You Take Control of the Purchase

Proceed like any normal buyer: survey, mortgage (if needed), exchange and completion – with optional support available if you want a more hands-off experience.

Optional Investor Support Available (Payable on Exchange)

For investors who want a more hands-off experience, optional support can include:

- Introduction to a solicitor experienced with our deal structure
- Mortgage broker support for a buy-to-let application (if required)
- Refurb team coordination with clear scope + photo evidence (works paid directly by the investor)
- Letting agent introduction to market the property and secure a tenant

RegentHaus PRIME+ Deal Progression Pack

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