

How much money do I need to invest in property?

At Astra Property Group, we focus on investment properties across Greater Manchester—a diverse region offering a range of high-performing investment opportunities. Our purchase prices typically range from £150,000 to £210,000, reflecting different property types and investment strategies. The required funds per property generally range from £60,000 to £90,000, covering deposits, fees, and initial refurbishment costs.

For investors looking to scale their portfolios, our multi-property investment packages offer diversification and financial stability as well as a discount on our fees. Approximate fund requirements are:

- 3-property package: £180,000 to £270,000
- 5-property package: £300,000 to £450,000

The required investment varies because we cover a large geographical region and different properties offer different advantages. Some properties require a lower upfront investment, making them ideal for maximising rental yield and cash flow. Others may have a higher purchase price but offer stronger long-term capital growth or require less refurbishment. Ultimately, the best property depends on your investment strategy—whether you prioritise immediate cash flow, long-term appreciation, or a balance of both.

What kind of properties do you source?

We tailor our property sourcing to match our clients' investment goals. Our core focus is on existing 2-4 bedroom freehold properties in family-friendly areas, with buildings often dating back to the early or mid-20th century. Terraced houses in Greater Manchester tend to be the oldest, often dating to the 19th or early 20th century. Semi-detached houses are typically slightly newer on average, with large numbers built between the 1920s and 1960s. These homes offer strong rental demand and steady appreciation potential.

We do not source off-plan or new build properties, as we prioritise established locations with proven rental and capital growth.

Who owns the property?

We can purchase the properties in your name(s) or the name of a limited company. We do not pre-purchase properties and then sell them on for a profit, nor do we operate a 'Property Club' or 'Property Syndicate'.

Why should I pay Astra Property Group to find me a property?

Our service delivers two key benefits: **expertise and time savings**. Why pay anyone for a service other than to benefit from their expertise, thus saving you time and costly mistakes. We source high-performing investment properties, negotiate the best deals, and manage the entire process on your behalf. Our hands-free approach ensures you invest with confidence, minimising risks and maximising returns.

The key question to ask yourself is: Is it worth the risk of getting it wrong?

Why invest in Greater Manchester?

Greater Manchester is one of the UK's strongest investment areas, offering:

- **High rental demand** driven by a growing population.
- **Major regeneration projects** bringing billions in investment.
- **Strong capital appreciation potential**, outperforming many other UK regions.

Our team has identified key investment zones within Manchester and its surroundings that offer the best balance of rental yield and long-term capital growth.

Click [here](#) to find out more about why we invest in Greater Manchester.

Is the rent guaranteed?

While no investment is completely risk-free, we are always tapped into the market. We guarantee the amount at which we expect the property to be initially rented for. Additionally, our trusted partners offer Rent Guarantee Insurance at an affordable rate of around £20 per month, further protecting your income.

Do I get to choose the property?

Absolutely! We work closely with our clients to define their investment criteria. Once we identify a suitable property, we provide a detailed Property Appraisal and discuss its potential. Our clients always have the final say on whether they wish to go ahead with the purchase of any property.

Do I need to visit the property?

Investing with Astra is fully hands-free, and many clients never visit their properties. They view the distance as a benefit rather than a drawback, as it allows them to assess the financial feasibility of the property investment objectively, without emotional attachment. This ultimately leads to a more effective and hassle-free investment. However, if you wish to visit, we offer two options:

1. **Investment Tours** – Join us on a guided tour (£595 per person) to explore key investment locations and view active projects.
2. **Pre-Completion Viewing** – After onboarding, you may visit your selected property before contracts are exchanged.

Unfortunately, it is rarely possible to view the property before agreeing the sale as good properties don't tend to stay on the market long. In getting the best deal, speed is of the essence, hence we collect all the purchase documentation during the onboarding phase.

Do all properties require refurbishment?

Yes, most properties require some level of refurbishment. As we typically purchase in family areas, the properties may not be up to rental standards, e.g. smoke alarms, handrails, or any other necessary safety measures and certificates.

The works we undertake serve 2 key purposes:

1. They cover our client's safety obligations as a landlord;

2. They bring the property up to an above average rental standard, so it can be let quickly and result in a longer tenancy term.

Refurbishments typically range from £5,000 to £20,000 (average: £10,000). We aim to make your property the most desirable house on the street', so you don't have to worry about works, or tenants for a number of years.

What if the property doesn't rent out?

Although nothing is guaranteed in the world, having done the research, there is far more demand than supply in the areas that we cover and since we refurbish our properties to a great standard, they are expected to be tenanted within a couple of weeks.

Securing a tenant may take a little longer around Christmas and the New Year, though we have a process in place to time our completions well, and ensure the financial impact to our clients is minimised.

What if the refurbishment goes over budget?

The refurbishment budget is initially estimated on a 15 minute property viewing, so is bound to change. While we do a lot of due diligence to ensure that the most costly works are scoped out prior to purchasing the property, refurb projects can go over budget. Once the previous occupier moves out, there may be additional items that need to be repaired or replaced that we could not have foreseen.

We do build in some contingency to cover for unexpected works, but if that is not enough, we will call you and discuss the options before going ahead with any works. Rest assured we have done this many times and have never left a client disappointed.

What if the sale falls through?

If you opt for our End-to-End Service, and the seller withdraws, we will source another property for you at no extra charge.

Do you manage the property?

We partner with experienced letting and property management specialists in Greater Manchester. They handle tenant selection, rent collection, and ongoing management, ensuring a hassle-free experience for our investors. However, for your peace of mind, we conduct an annual review to make sure they are the best match for our clients' needs, and are always on hand to help if there are any issues after our service has completed.

Do I have to use your letting agent?

No, but we strongly recommend our trusted partners, as they have been rigorously vetted for reliability and service quality.

Are the properties already tenanted?

Most properties are **sold with vacant possession**. In our personal experience, purchasing with tenant in situ can be risky unless the tenant is already paying the maximum achievable market rent. If a tenanted property aligns with your investment strategy, we ensure all necessary due diligence is carried out before purchase.

How long before I start receiving rent?

From investment to first rent payment, the process typically takes 6-8 months, factoring in purchase, refurbishment, and tenant onboarding.

Can I use my own mortgage broker?

Our End to End service is delivered using our trusted team of partners. We already have established working relationships with them, and this enables us to make the service hassle free for our clients. If a client wishes to use their own professional team, we offer a Source Only service, which may be more suited to their needs.

All 'whole of market' Mortgage Brokers use the same system and ultimately have access to the same lenders and the same products. Our Mortgage partner goes the extra mile as they look at the most cost-effective option over the mortgage term, including all fees and charges – so you can rest assured they will be able to get the best possible mortgage deal for you.

If you prefer to use your own Mortgage Broker, we are happy to accommodate. A fee of £500 covers our additional cost of administration.

Should I buy with a mortgage or cash?

The decision ultimately depends on personal preference and your approach to borrowing. Using a mortgage allows you to invest significantly less of your own capital per property—£60,000 instead of £160,000. This means you could acquire multiple properties rather than just one. While the profit per property may be lower due to interest payments on the loan, the combined profit from multiple properties is likely to be high.

Additionally, all three properties would appreciate in value over time, rather than just one, which can enhance your overall return on investment as inflation pays down your debt. Leveraging your funds in this way can increase your total percentage gain. However, it's always wise to seek guidance from a qualified professional before making financial decisions.

Should I buy in my personal name or through a limited company?

This is a key decision affecting tax and long-term wealth planning. As part of our onboarding process, you have the opportunity to speak to our Accountant who can offer free individualised advice on this and set up a limited company if this is required.

Should I choose a repayment or interest-only mortgage?

Many people have been conditioned to believe that a repayment mortgage is the correct option, but it may make sense for you to go down the interest-only route and reinvest the additional funds.

This decision is usually based on a number of factors including your age and ability to repay, but we recommend you seek professional advice from our Mortgage Advisor.

What are your fees?

Our fees are **fixed and transparent**. They depend on the service level and number of properties you purchase.

- No hidden charges

- No ongoing fees after purchase
- One-time, upfront cost covering sourcing, negotiation, and case progression.

Click [here](#) to get a full breakdown of all the costs involved.

When do I need to pay the fees?

Our fees are due upfront, ensuring our commitment to delivering results for fully engaged clients.

When does the service complete?

Our service is complete once:

- The property is fully tenanted
- The first month's rent has been received
- Any initial property or tenant-related issues have been resolved

Why should I choose Astra Property Group?

We provide a comprehensive, hands-free service for remote investors, leveraging our years of experience to identify the right property and oversee every stage of the process—from purchase to refurbishment and tenant placement. Our priority is to deliver outstanding service while ensuring the experience is as seamless and stress-free as possible.

What truly sets us apart is our belief in meaningful connections. We take the time to understand your journey, your goals, and the deeper reasons behind them. To us, you're more than just a client—you're a valued partner and part of our community.

While profitability is essential for a sustainable business, we see it as a byproduct rather than the ultimate goal. Our focus is on long-term success, guiding and educating investors to build lasting wealth for themselves and their families.

When do I need to have the funds ready?

- Our fees and proof of funds for property purchase are required at onboarding.
- The remaining funds for purchase are needed at exchange of contracts (approx. month 5).

Do I Have to Pay the Additional 5% Stamp Duty?

Effective from 31 October 2024, the Stamp Duty Land Tax (SDLT) surcharge on purchases of additional residential properties—such as buy-to-let investments or second homes—was increased from 3% to 5%. This surcharge applies irrespective of whether the property is purchased personally or through a limited company. From 1 April 2025, the SDLT rates for additional properties are as follows:

Up to £125,000: 5%

£125,001 to £250,000: 7%

£250,001 to £925,000: 10%

£925,001 to £1.5 million: 15%

Over £1.5 million: 17%

For example, purchasing an additional property valued at £300,000 would incur an SDLT of £19,500, calculated as follows:

5% on the first £125,000: £6,250

7% on the next £125,000: £8,750

10% on the remaining £50,000: £5,000

Total SDLT: £6,250 + £8,750 + £5,000 = £20,000

In our investment model, we assume that our clients already own their own home, and we have included this surcharge in our calculations. However, if this is your first property purchase, you will not be subject to the additional surcharge, resulting in a lower total fund requirement.

What's the difference between yield and return?

YIELD

Yield (%) = (Annual Rent ÷ Property Price) × 100

Definition: Yield measures rental income as a percentage of the property's purchase price.

Investor Tip: Gross yield is useful for quick comparisons, but net yield (which accounts for expenses) shows true profitability.

CAPITAL GROWTH

Capital Growth (%) = (Property Value Appreciation ÷ Initial Property Value) × 100

Definition: The increase in a property's value over time.

Investor Tip: Capital appreciation builds long-term wealth, allowing investors to refinance, reinvest, or sell at a higher value.

ROCE

ROCE (%) = (Annual Net Cash Flow ÷ Cash Invested) × 100

- Annual Net Cash Flow = (Annual Rent – All Expenses)
- Cash Invested = Deposit + Fees + Refurbishment Costs (Excludes mortgage loan amount)

Definition: ROCE measures an investor's return on their own cash invested in a rental property. It is used when holding a property rather than selling.

Investor Tip: ROCE is the key metric for Buy-To-Let investors because it reflects the efficiency of the cash actually employed in the deal.

COMBINED ROCE

Combined ROCE (%) = (Annual Net Cash Flow + Capital Growth) ÷ Cash Invested × 100

Definition: Combined ROCE measures an investor's total return on cash invested, incorporating both rental income (cash flow) and capital appreciation.

Investor Tip: Combined ROCE is useful for assessing long-term returns, as it factors in both passive income and the property's appreciation over time.

ROI vs ROCE

ROI and ROCE use similar formulas but apply in different contexts:

- ROI (Return on Investment) = Used when selling (capital gain-based).
- ROCE (Return on Capital Employed) = Used when holding (cash flow-based).

Key Rule for Buy-To-Let Investors:

For leveraged property investments (where a mortgage is used), ROCE is the correct metric because it measures returns based only on the actual cash invested, not the full property value.

Why invest in property instead of the stock market?

Although we are not financial advisors, our honest answer is you should diversify your investments to ensure you benefit from the upsides of all of them. Of course, it does depend on a number of factors – e.g. your age and your ability to recover from losses and we suggest speaking to a suitably qualified individual.

Many people like property because it is far less volatile than the stock market and one can receive double returns – rental income and capital growth.

With property, there is also no specific price, so the price is determined by the ability of the buyer and the seller to negotiate. That's where a company like ours can really help to swing the odds in your favour.

Do you source HMOs?

We own a portfolio of HMOs in the South, so we are very aware of the pros and cons, particularly the risks and efforts involved in managing them. Our service focusses on buy-to-let properties as they are a more solid investment, and they offer lower risk and management costs.

Do you rent to students?

No, our focus is on family tenants and professionals, as they provide longer tenancy periods and stable rental income.

Why not invest somewhere else?

Many areas force investors to choose between high rental yields OR strong capital growth. Greater Manchester offers BOTH, making it a balanced and sustainable investment market.