

LET PROPERTY PACK

INVESTMENT INFORMATION

Wharf End M17

198733129

 www.letproperty.co.uk





Property Description

Our latest listing is in Wharf End M17

Get instant cash flow of **£2,000** per calendar month with a **6.7%** Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Wharf End M17

198733129



Property Key Features

3 bedrooms

2 bathrooms

Private Terrace

Garden Space

Factor Fees: £0.00

Current Rent: £2,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £360,000 and borrowing of £270,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 360,000.00

25% Deposit	£90,000.00
Stamp Duty ADS @ 6%	£21,600.00
Legal Fees	£1,000.00
Total Investment	£112,600.00

Projected Investment Return



The rent of this property per calendar month is

£ 1,800

Returns Based on Rental Income	£2,000
Mortgage Payments on £270,000.00 @ 5%	£1,125.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£200.00
Total Monthly Costs	£1,340.00
Monthly Net Income	£660.00
Annual Net Income	£7,920.00
Net Return	7.03%

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 **£2,160.00**
Adjusted To

Net Return **1.92%**

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

Annual Net Income **£360.00**
Adjusted To

Net Return **0.32%**

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 £360,000.



£360,000

3 bedroom apartment for sale

No. 1 Old Trafford

+ Add to report

NO LONGER ADVERTISED

EASY ACCESS TO CITY CENTRE | VIEWS OVER MEDIA CITY | HIGH SPECIFICATIONS | IN THE HEART OF TRAFFO...

Marketed from 4 Nov 2021 to 7 Feb 2022 (94 days) by North Property Group, Manchester



£357,000

3 bedroom apartment for sale

Trafford Park Road, Manchester, Greater Manchester, M17

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Communal Podium Garden and roof terrace | Retail space on ground floor | 24 hour security | Cycl...

Marketed from 26 Apr 2021 to 27 Dec 2021 (245 days) by AIHOMES LIMITED, Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



£2,500 pcm

3 bedroom apartment

Nv Buildings, 96 The Quays, Salford Quays, Salford, Greater Manchester, M50

NO LONGER ADVERTISED

LET AGREED

+ Add to report

South-facing, extensive Personal Terrace | Stunning Lounge/Dining Room | Concierge | Fitted Kitch...

Marketed from 27 Apr 2021 to 21 Oct 2021 (176 days) by Lawrence Copeland (Town & City Centre), Manchester



£2,400 pcm

3 bedroom apartment

City Lofts, 94 The Quays, Salford, M50

NO LONGER ADVERTISED

+ Add to report






Penthouse Apartment | Three Double Bedrooms | 2 Allocated Parking Spaces | Fully Furnished | Larg...

Marketed from 8 Mar 2022 to 1 Apr 2022 (24 days) by Savills Lettings, Manchester

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 Short Assured Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **3 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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Wharf End M17

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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