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LET PROPERTY PACK

INVESTMENT INFORMATION

Rushford Street, Manchester, M12 4WZ

199637533

(www.letproperty.co.uk





Property Description

Our latest listing is in Rushford Street, Manchester, M12 4WZ

Get instant cash flow of £900 per calendar month with a 5% Gross Yield for investors.

This property has a potential to rent for £1,250 which would provide the investor a Gross Yield of 7% if the rent was increased to market rate.

With a location that is ideal for families, long term tenants currently situated and a reasonable potential rental income, this property is perfect for an investor to earn a reliable rental income over the long term.

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

LETPR®PERTY





Rushford Street, Manchester, M12 4WZ

199637533

3 Bedroom Factor F 1 Bathroom Ground

Property Key Features

Lounge and Dining Area Three Piece Bathroom

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Factor Fees: £0.00 Ground Rent: TBC Current Rent: £900 Market Rent: £1,250













Bedrooms











Exterior



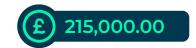






Figures based on assumed purchase price of £215,000.00 and borrowing of £161,250.00 at £75.00% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit	£53,750.00
Stamp Duty ADS @ 6%	£12,900.00
Legal Fees	£1,000.00
Total Investment	£67,650.00

Projected Investment Return



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 £900 per calendar month but the potential market rent is

£900	£1,250
£671.88	
£15.00	
£0.00	
£0.00	
£90.00	£125.00
£776.88	£811.88
£123.13	£438.13
£1,477.50	£5,257.50
<mark>2.18%</mark>	7.77%
	£67 £15 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £123.13

- ニアシ (2月) シニ (1)

1.250

Return Stress Test Analysis Report





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

Annual Net Income **£2,757.50** Adjusted To

Net Return

4.08%

If Interest Rates increased by £2.00% (from 5% to£7.00%)Annual Net Income£2,032.50Adjusted ToNet Return3.00%

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 £235,000.

EEEEL	3 bedroom terraced house for sale Slade Grove, Manchester, M13 NO LONGER ADVERTISED SOLD STC	+ Add to report
	Close To Public Transport Shops & Amenities Nearby Sought A GROUND FLOOR SHOWE	fter Location
£230,000	SOLD PRICE HISTORY	
E Floorplan	9 Dec 2021	£235,000
	Marketed from 5 Jun 2021 to 2 Jun 2022 (362 days) by Madina Property, Manch	nester
	3 bedroom terraced house for sale A Portland Road, Longsight	+ Add to report
Read of the lot of the	NO LONGER ADVERTISED SOLD STC	
	Three Bedrooms Usable Loft Room Virtual Viewing Tour Avail Two Recep	able Off Road Parking
£230,000	SOLD PRICE HISTORY	
[-] Floorplan	17 May 2023	£230,000
	2	

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm



Marketed from 28 Aug 2023 to 5 Oct 2023 (38 days) by Thornley Groves, Fallowfield



£1,300 pcm

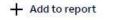
3 bedroom house

Beresford Road, Longsight, Manchester

NO LONGER ADVERTISED

Available September | Modern & Fully Refurbished | Two Reception Rooms | Three Bedrooms | Two Bat...

Marketed from 19 Aug 2021 to 27 Sep 2021 (38 days) by Jordan Fishwick, Withington



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

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.



Current term of tenancy: **5 years +**

Payment history: On time for length of tenancy





www.letproperty.co.uk

Rushford Street, Manchester, M12 4WZ

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.

