

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...



Rushford Street,
Manchester, M12 4WZ

199637533



Property Key Features

3 Bedroom

1 Bathroom

Lounge and Dining Area

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: TBC

Current Rent: £900

Market Rent: £1,250

Lounge



Kitchen



Bedrooms



Bathroom



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

£ 215,000.00

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



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 1,250

Returns Based on Rental Income	£900	£1,250
Mortgage Payments on £172,500.00 @ 5%		£671.88
Est. Building Cover (Insurance)		£15.00
Approx. Factor Fees		£0.00
Ground Rent		£0.00
Letting Fees	£90.00	£125.00
Total Monthly Costs	£776.88	£811.88
Monthly Net Income	£123.13	£438.13
Annual Net Income	£1,477.50	£5,257.50
Net Return	2.18%	7.77%

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 **£2,757.50**
Adjusted To

Net Return **4.08%**

If Interest Rates increased by £2.00% (from 5% to £7.00%)

Annual Net Income **£2,032.50**
Adjusted To

Net Return **3.00%**

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.



£230,000



3 bedroom terraced house for sale

Slade Grove, Manchester, M13

+ Add to report

NO LONGER ADVERTISED SOLD STC

Close To Public Transport | Shops & Amenities Nearby | Sought After Location | GROUND FLOOR SHOWE...

SOLD PRICE HISTORY	
9 Dec 2021	£235,000

Marketed from 5 Jun 2021 to 2 Jun 2022 (362 days) by Madina Property, Manchester



£230,000



3 bedroom terraced house for sale

A Portland Road, Longsight

+ Add to report

NO LONGER ADVERTISED SOLD STC

Three Bedrooms | Usable Loft Room | Virtual Viewing Tour Available | Off Road Parking | Two Recep...

SOLD PRICE HISTORY	
17 May 2023	£230,000

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

3 bedroom terraced house

Beresford Road, Manchester, Greater Manchester, M13

+ Add to report

NO LONGER ADVERTISED

LET AGREED

AVAILABLE NOW *THREE BEDROOM FAMILY HOME* *NO DEPOSIT OPTION AVAILABLE* Located on a popular re...

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

+ Add to report

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

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**

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

 Standard Short Assured Tenancy Agreement In Place: **YES**

 Payment history: **On time for length of tenancy**

 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.



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.



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