

# LET PROPERTY PACK

## INVESTMENT INFORMATION

North Road Carrickfergus,  
BT38

199786555

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in North Road Carrickfergus, BT38

Get instant cash flow of **£625** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

**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...



North Road Carrickfergus,  
BT38

199786555



## Property Key Features

**1 bedroom**

**3 Bathroom**

**Three Piece Bathroom**

**Garden Grounds**

**Factor Fees: £0.00**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £600**

**Market Rent: £750**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £115,000 and borrowing of £86,250.00 at £75.00% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

## PROPERTY VALUATION

£ 115,000.00

25% Deposit	<b>£28,750.00</b>
Stamp Duty ADS @ 6%	<b>£6,900.00</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£36,650.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£600	£750
Mortgage Payments on £86,250.00 @ 4%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£60.00	£75.00
<b>Total Monthly Costs</b>	<b>£362.50</b>	<b>£377.50</b>
<b>Monthly Net Income</b>	<b>£237.00</b>	<b>£372.50</b>
<b>Annual Net Income</b>	<b>£2,850.00</b>	<b>£4,470.00</b>
<b>Net Return</b>	<b>7.78%</b>	<b>12.20%</b>

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      **£2,970.00**  
Adjusted To

Net Return                      **8.10%**

**If Interest Rates increased by £2.00% (from 4% to £6.00%)**

Annual Net Income      **£2,745.00**  
Adjusted To

Net Return                      **7.49%**

# 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 £149,950.



£149,950

## 2 bedroom detached bungalow for sale

Henly Avenue, Carrickfergus, BT38

+ Add to report

NO LONGER ADVERTISED

SOLD STC

Well Presented Detached Bungalow | Two Generous Bedrooms | Open-Plan Kitchen/Dining Area | Bright...

Marketed from 18 Feb 2021 to 17 Jun 2021 (119 days) by Purplebricks, covering Belfast



£129,950

## 3 bedroom detached bungalow for sale

Oakland Crescent, Carrickfergus, BT38

+ Add to report

NO LONGER ADVERTISED

Well Presented Detached Bungalow | Three Generous Bedrooms | Modern White Bathroom Suite | Two Re...

Marketed from 16 Jan 2020 to 25 Mar 2020 (69 days) by Purplebricks, covering Northern Ireland

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

### 3 bedroom terraced house

Brandon Terrace, Belfast, BT4

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1831445

Marketed from 13 Sep 2023 to 18 Sep 2023 (5 days) by OpenRent, London



£775 pcm

### 3 bedroom end of terrace house

Connsbrook Avenue, Belfast, BT4

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Property Reference Number: 1571126

Marketed from 8 Dec 2022 to 13 Dec 2022 (5 days) by OpenRent, London

# 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 Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

North Road Carrickfergus, BT38

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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