

LET PROPERTY PACK

INVESTMENT INFORMATION

Ripponden Road Oldham, OL4

200310677











Property Description

Our latest listing is in Ripponden Road Oldham, OL4

This property has a potential to rent for £700 which would provide the investor a Gross Yield of 8.4% if the rent was increased to market rate.

With great potential returns and located within a prime rental location in the Southside of Glasgow, it will make for a reliable long term investment for an investor.

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







Ripponden Road Oldham, OL4



2 Bedroom

1 Bathroom

Open Plan Lounge

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £0

Market Rent: £700

200310677

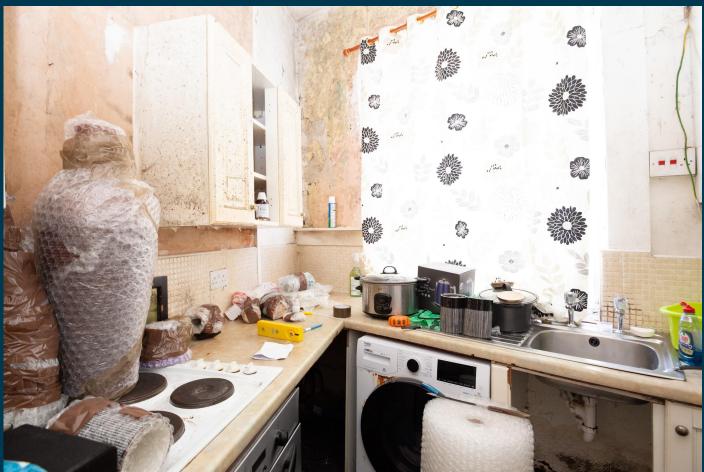
Lounge





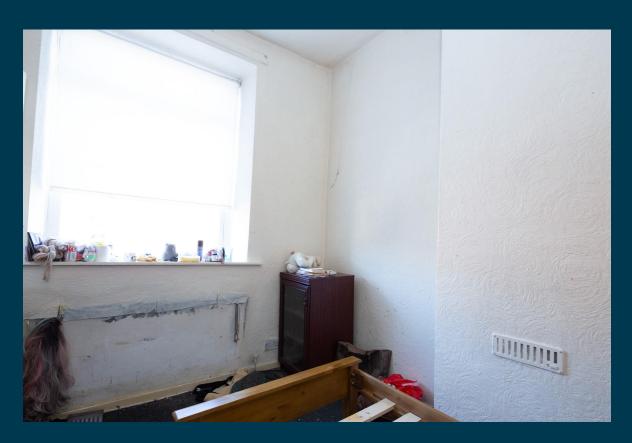
Kitchen





Bedrooms







Bathroom





Exterior





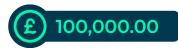
Initial Outlay





Figures based on assumed purchase price of £100,000 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£25,000.00**

Stamp Duty ADS @ 6% **£6,000.00**

Legal Fees £1,000.00

Total Investment £32,000.00

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 potential market rent per calendar month of this property is currently set at



Returns Based on Rental Income	£700
Mortgage Payments on £75,000.00 @ 4%	£250.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	TBC
Letting Fees	£70.00
Total Monthly Costs	£335.00
Monthly Net Income	£365.00
Annual Net Income	£4,380.00
Net Return	13.69%

Return Stress Test Analysis Report





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

£2,980.00

Annual Net Income

Adjusted To

Net Return

9.31%

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

Annual Net Income

£2,880.00

Adjusted To

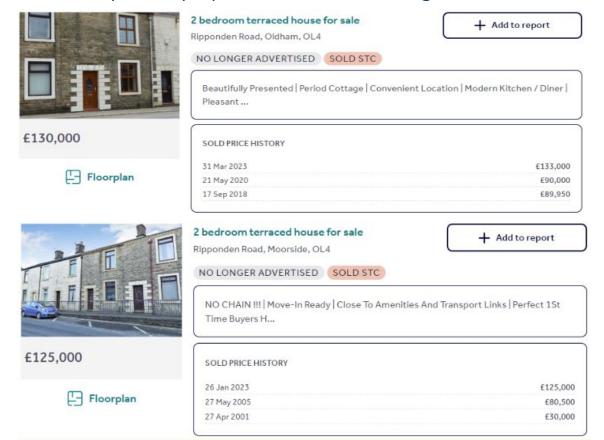
Net Return

9.00%

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 £133,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom end of terrace house

Sefton Close, Oldham, OL1

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1884071

Marketed from 14 Nov 2023 to 16 Nov 2023 (2 days) by OpenRent, London

£895 pcm



Dickens Street, Oldham

+ Add to report

NO LONGER ADVERTISED

WELL PRESENTED | MID TERRACE | 2 BEDROOMS | 2 RECEOTION ROOMS | GAS CENTRAL HEATING | UPVC DOUBLE...

£895 pcm

Marketed from 6 Sep 2023 to 6 Sep 2023 by Hunters, Oldham

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: N/A



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

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.







Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

Ripponden Road Oldham, OL4



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.