

LET PROPERTY PACK

INVESTMENT INFORMATION

Lees Park Way Droylsden, Manchester, M43 7LU

200101240











Property Description

Our latest listing is in Lees Park Way Droylsden, Manchester, M43 7LU

Get instant cash flow of £600 per calendar month with a 5.2% Gross Yield for investors.

This property has a potential to rent for £1,200 which would provide the investor a Gross Yield of 6.3% 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...







Lees Park Way Droylsden, Manchester, M43 7LU



3 bedrooms

1 bathroom

Parking Space

Garden Ground

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £1000

Market Rent: £1,200

200101240

Lounge









Kitchen







Bedrooms









Bathroom







Exterior









Initial Outlay





Figures based on assumed purchase price of £230,000.00 and borrowing of £172,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£57,500.00**

SDLT Charge £6,900

Legal Fees £1,000.00

Total Investment £65,400.00

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 £1,000 per calendar month but the potential market rent is

is		
	(£) 1,200
)	1	

Returns Based on Rental Income	£1,000	£1,200
Mortgage Payments on £172,500.00 @ 5%	£718.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	ТВС	
Letting Fees	£100.00	£120.00
Total Monthly Costs	£833.75	£853.75
Monthly Net Income	£166.25	£346.25
Annual Net Income	£1,995.00	£4,155.00
Net Return	3.05%	6.35%

Return Stress Test Analysis Report





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

Annual Net Income

£1,755.00

Adjusted To

Net Return

2.68%

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

Annual Net Income

£705.00

Adjusted To

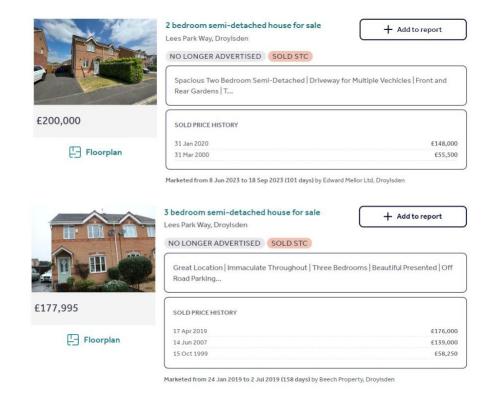
Net Return

1.08%

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 £176,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,850 based on the analysis carried out by our letting team at **Let Property**Management.





+ Add to report

Boston Street, Hulme, Manchester

CURRENTLY ADVERTISED

3 Bedrooms | 1 Receptions | 3 Bathrooms | Hulme | House | Furnished Property | Electric panel hea...

SOLD PRICE HISTORY

405 1 0045

3 bedroom house

+ Add to report

St Nicholas Road, Hulme, Manchester

NO LONGER ADVERTISED

FITTED KITCH | SHOWER | BATH WITH SHOW | WASHING MACHINE | DOUBLE GLAZING | 3 Bathrooms

£1,800 pcm

SOLD PRICE HISTORY

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: **0-2 years**



Standard 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.







Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

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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.

