

LET PROPERTY PACK

INVESTMENT INFORMATION

Ash Tree Garth Leeds, LS9
6PN

203497874

 www.letproperty.co.uk





Property Description

Our latest listing is in Ash Tree Garth Leeds, LS9 6PN

Get instant cash flow of **£1,150** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£1,300** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Ash Tree Garth Leeds, LS9
6PN

203497874



Property Key Features

2 bedroom

2 bathroom

Three Piece Bathroom

Modern Kitchen

Factor Fees: £72.75

Ground Rent: 250 per year

Lease Length: 246

Current Rent: £1,150

Market Rent: £1,300

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £180,000 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 180,000.00

25% Deposit	£45,000.00
SDLT Charge	£5,400
Legal Fees	£1,000.00
Total Investment	£51,400.00

Projected Investment Return



The monthly rent of this property is currently set at £1,150 per calendar month but the potential market rent is

£ 1,300

Returns Based on Rental Income	£1,150	£1,300
Mortgage Payments on £135,000.00 @ 5%	£562.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£72.75	
Ground Rent	250 per year	
Letting Fees	£115.00	£130.00
Total Monthly Costs	£765.25	£780.25
Monthly Net Income	£384.75	£519.75
Annual Net Income	£4,617.00	£6,237.00
Net Return	8.98%	12.13%

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 **£3,637.00**
Adjusted To

Net Return **7.08%**

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

Annual Net Income **£3,537.00**
Adjusted To

Net Return **6.88%**

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 £185,000.



£185,000

2 bedroom apartment for sale

Ashtree Apartments, Leeds

+ Add to report

NO LONGER ADVERTISED

PRIME LOCATION | PERFECT FOR INVESTORS | TENANTED UNTIL JULY 2023 | £895
PCM RENTAL INCOME | HIGH...

Marketed from 10 Feb 2023 to 1 Aug 2023 (172 days) by North Property Group, Leeds



£165,000

2 bedroom apartment for sale

Flat 5, Ash Tree Apartments, Ash Tree Garth, Leeds,
West Yorkshire

+ Add to report

NO LONGER ADVERTISED

Ground Floor Apartment | Two Double Bedrooms | Master En-Suite | Impressive Living
Kitchen | Bath...

Marketed from 9 Apr 2022 to 6 Jul 2022 (88 days) by Manning Stainton, Crossgates

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,600 based on the analysis carried out by our letting team at **Let Property Management**.



£3,600 pcm

2 bedroom serviced apartment

Goodman Street, Leeds, West Yorkshire, LS10

+ Add to report

CURRENTLY ADVERTISED

All Inclusive | Fortnightly cleaning | Free WIFI | Flexible Leases

Marketed from 20 Sep 2023 by Livinc, North Street



£1,375 pcm

2 bedroom apartment

Phoenix, Leeds City Centre

+ Add to report

CURRENTLY ADVERTISED

Brand New Apartments | Furnished | High Specification | City Centre Location | On Site Gym | Hote...

Marketed from 28 Mar 2024 by North Property Group, Leeds


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: **Moved in within the last 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

Ash Tree Garth Leeds, LS9 6PN

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.



LETPROPERTY