

LET PROPERTY PACK

INVESTMENT INFORMATION

Linn Street Manchester,
M8 5SN

205118878

 www.letproperty.co.uk





Property Description

Our latest listing is in Linn Street Manchester, M8 5SN

Get instant cash flow of **£1,000** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **5.9%** 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...



Linn Street Manchester,
M8 5SN

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Property Key Features

3 bedroom

1 bathroom

Three Piece Bathroom

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,000

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £245,000.00 and borrowing of £183,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 245,000.00

25% Deposit	£61,250.00
SDLT Charge	£7,350
Legal Fees	£1,000.00
Total Investment	£69,600.00

Projected Investment Return



The monthly rent of this property is currently set at £1,000 per calendar month but the potential market rent is

£ 1,200

Returns Based on Rental Income	£1,000	£1,200
Mortgage Payments on £183,750.00 @ 5%	£765.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£100.00	£120.00
Total Monthly Costs	£880.63	£900.63
Monthly Net Income	£119.38	£299.38
Annual Net Income	£1,432.50	£3,592.50
Net Return	2.06%	5.16%

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 **£1,192.50**
Adjusted To

Net Return **1.71%**

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

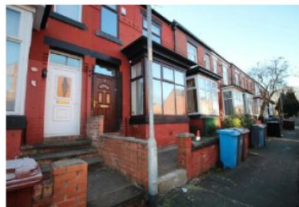
Annual Net Income **-£82.50**
Adjusted To

Net Return **-0.12%**

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 £260,000.



£260,000

4 bedroom terraced house for sale

Linn Street, Manchester

+ Add to report

NO LONGER ADVERTISED

****FOUR BED MID TERRACED FOR SALE**** Pearson Ferrier are delighted to bring to the market this very...

SOLD PRICE HISTORY

14 Feb 2000	£10,000
3 Jan 1997	£16,000



£260,000

 Floorplan

3 bedroom terraced house for sale

Cliffdale Drive, Manchester, M8

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Period Property | Set Over Four Floors | Useful Attic Room | Close To Amenities | sought-after-lo...

SOLD PRICE HISTORY

13 Oct 2023	£258,000
2 Nov 2007	£145,000
7 May 2002	£37,500

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,550 based on the analysis carried out by our letting team at **Let Property Management**.



£1,550 pcm

3 bedroom terraced house

Claude Street, Manchester

+ Add to report

CURRENTLY ADVERTISED

AVAILABLE IMMEDIATELY | TWO RECEPTION ROOMS | THREE BEDROOMS | DOUBLE GLAZED | GAS CENTRAL HEATED...

SOLD PRICE HISTORY

4 Jun 2018	£90,000
27 Aug 2008	£88,000
3 Feb 2006	£81,500



£1,200 pcm

3 bedroom terraced house

2 Birch Road, Manchester, Greater Manchester, M8 5RU

+ Add to report

NO LONGER ADVERTISED LET AGREED

Stunning modernised mid terrace | 3 bedrooms - large en-suite to master | Large lounge | Gas cen...

SOLD PRICE HISTORY

23 Jul 2021	£140,000
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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: **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.



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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