

# LET PROPERTY PACK

## INVESTMENT INFORMATION

The Hawthorns, Arncliffe Rise,  
OLDHAM OL4

205530362

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





## Property Description

Our latest listing is in The Hawthorns, Arncliffe Rise, OLDHAM OL4

Get instant cash flow of **£750** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **9.2%** 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...



The Hawthorns, Arncliffe  
Rise, OLDHAM OL4

205530362



## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Good Condition**

**Spacious Room**

**Factor Fees: £83.33**

**Ground Rent: TBC**

**Lease Length: £990.00**

**Current Rent: £750**

**Market Rent: £1,150**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£4,500
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£43,000.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 1,150



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.



Returns Based on Rental Income	£750	£1,150
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£83.33	
Ground Rent	TBC	
Letting Fees	£75.00	£115.00
<b>Total Monthly Costs</b>	<b>£642.08</b>	<b>£682.08</b>
<b>Monthly Net Income</b>	<b>£107.92</b>	<b>£467.92</b>
<b>Annual Net Income</b>	<b>£1,295.04</b>	<b>£5,615.04</b>
<b>Net Return</b>	<b>3.01%</b>	<b>13.06%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,315.04**  
Adjusted To

Net Return                      **7.71%**

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

Annual Net Income      **£3,365.04**  
Adjusted To

Net Return                      **7.83%**

# 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 £170,000.



£170,000



2 bedroom semi-detached house for sale  
Higher Fullwood, Moorside, Oldham, OL1

+ Add to report

CURRENTLY ADVERTISED SOLD STC

LARGE PLOT SIZE | DRIVEWAY | TWO BEDROOMS | CONSERVATORY WITH SOLID ROOF | COUNTRYSIDE ON DOORSTE...

SOLD PRICE HISTORY	
28 Jun 2019	£100,000
20 Oct 1995	£37,375

Marketed from 13 Dec 2023 by Ryder & Dutton, Oldham



£165,000



2 bedroom semi-detached house for sale  
Higher Fullwood, Oldham

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Semi-Detached | Lounge with Staircase | Kitchen/ Diner | Patio Doors to Garden | Gardens to Front...

SOLD PRICE HISTORY	
21 Oct 2019	£122,000
14 Sep 2007	£119,000
15 Oct 2003	£76,950

Marketed from 20 Nov 2023 by Alistair Stevens & Co, Royton

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

**2 bedroom end of terrace house**  
Sefton Close, Oldham, Greater Manchester, OL1

+ Add to report

NO LONGER ADVERTISED LET AGREED

Decorated Throughout | Modern Kitchen | Modern Bathroom | Private Gated Parking | Rear Garden |...

#### SOLD PRICE HISTORY

6 Dec 2019	£125,000
15 Dec 2017	£114,000
18 Nov 2005	£113,000



£895 pcm

**2 bedroom terraced house**

Grafton Street, Oldham

+ Add to report

NO LONGER ADVERTISED LET AGREED

TWO BEDROOM TERRACE, MOORSIDE, IMMACULATE PRESENTATION!

#### SOLD PRICE HISTORY






19 Dec 2019	£92,000
11 Jan 2019	£56,500

Marketed from 22 Sep 2023 to 4 Dec 2023 (72 days) by Habitat, 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: **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.



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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.



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