

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Whiteway St., Manchester,  
M9

208767469

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





## Property Description

Our latest listing is in Whiteway St., Manchester, M9

Get instant cash flow of **£950** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£1,100** which would provide the investor a Gross Yield of **9.1%** 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...



Whiteway St.,  
Manchester, M9

208767469



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Rear Garden Grounds**

**Factor Fees: Freehold**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £950**

**Market Rent: £1,100**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 145,000.00**

25% Deposit	<b>£36,250.00</b>
SDLT Charge	<b>£4,350</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£41,600.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,100



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	£950	£1,100
Mortgage Payments on £108,750.00 @ 5%	<b>£453.13</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>Freehold</b>	
Ground Rent	<b>Freehold</b>	
Letting Fees	<b>£95.00</b>	<b>£110.00</b>
<b>Total Monthly Costs</b>	<b>£563.13</b>	<b>£578.13</b>
<b>Monthly Net Income</b>	<b>£386.88</b>	<b>£521.88</b>
<b>Annual Net Income</b>	<b>£4,642.50</b>	<b>£6,262.50</b>
<b>Net Return</b>	<b>11.16%</b>	<b>15.05%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,062.50**  
Adjusted To

Net Return                      **9.77%**

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

Annual Net Income      **£4,087.50**  
Adjusted To

Net Return                      **9.83%**

# 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 £150,000.



**3 bedroom terraced house for sale**  
Whiteway Street, Harpurhey, Manchester, M9

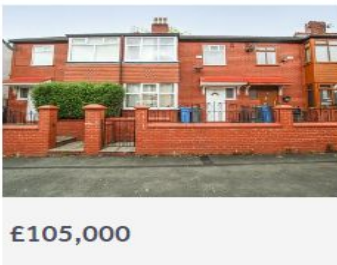
NO LONGER ADVERTISED **SOLD STC**

+ Add to report

THREE BEDROOMS | SPACIOUS MID TERRACE | 4 MILES TO MANCHESTER | IDEAL STARTER HOME | GOOD SIZE GA...

Marketed from 28 Jun 2022 to 27 Jan 2023 (212 days) by Ryder & Dutton, Chadderton

Floorplan



**3 bedroom terraced house for sale**  
Whiteway Street, Manchester, M9

NO LONGER ADVERTISED **SOLD STC**

+ Add to report

Three Bedroom Terraced | NO CHAIN | FREEHOLD | Spacious Throughout | Excellent Transport Links | ...

SOLD PRICE HISTORY

22 Dec 2021	£100,500
5 Jul 2018	£83,000
6 Jan 2004	£31,000

Marketed from 24 Sep 2021 to 22 Dec 2021 (89 days) by Bentley Hurst, Manchester

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,175 pcm

### 3 bedroom terraced house

Clevedon Street, Harpurhey, M9 5PL

+ Add to report

NO LONGER ADVERTISED LET AGREED

\*\* NEWLY RENOVATED FAMILY HOUSE \*\* THREE BEDROOMS\*\* AVAILABLE 1ST MAY 2023 \*\*

#### SOLD PRICE HISTORY

26 Feb 2004	£27,500
9 Jul 2003	£10,500
20 May 1999	£15,950

Marketed from 4 Apr 2023 to 20 Apr 2023 (16 days) by UK Rooms for Rent Limited, Manchester



£1,150 pcm

### 3 bedroom end of terrace house

Clevedon Street, Manchester, M9

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 2077688

Marketed from 9 May 2024 to 22 May 2024 (12 days) by OpenRent, London

# 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: **5 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?**

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**