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# LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Holly Mount Court, Hollinwood Avenue, Manchester, M40

208503357

( www.letproperty.co.uk

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# **Property** Description

Our latest listing is in Holly Mount Court, Hollinwood Avenue, Manchester, M40

Get instant cash flow of £2,050 per calendar month with a 4.1% Gross Yield for investors.

This property has a potential to rent for £3,400 which would provide the investor a Gross Yield of 6.8% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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

#### **LETPR®PERTY**





#### Holly Mount Court, Hollinwood Avenue, Manchester, M40

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Portfolio of 4 Two-Bed Flats 3 Tenanted and 1 Vacant Rear Garden Space Driveway

**Property Key Features** 

Factor Fees: £0.00 Ground Rent: £0.00 Lease Length: £0.00 Current Rent: £2,050 Market Rent: £3,400

# Lounge















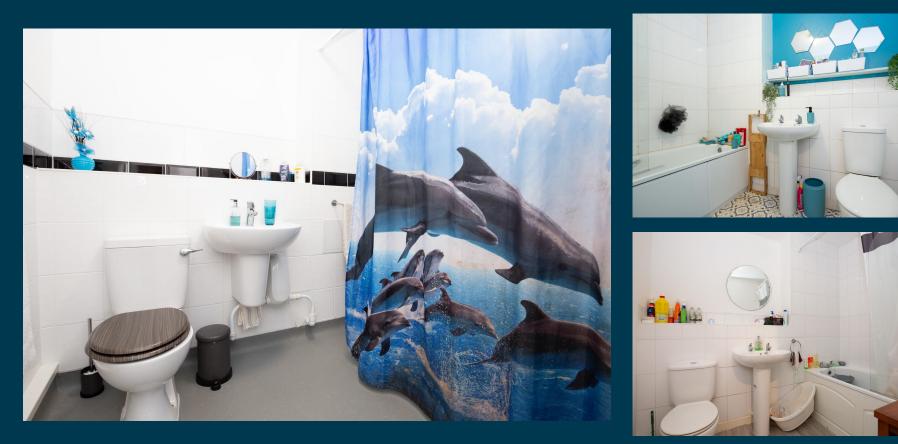
# Bedrooms





# Bathroom





# Exterior







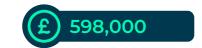






Figures based on assumed purchase price of £598,000.00 and borrowing of £448,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£149,500.00
SDLT Charge	35340
Legal Fees	£1,000.00
Total Investment	£185,840.00

# **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  $\pm 2,050$  per calendar month but the potential market rent is



Returns Based on Rental Income	£2,050	£3,400
Mortgage Payments on £448,500.00 @ 5%	£1,868.75	
Est. Building Cover (Insurance)	£15	i.00
Approx. Factor Fees	£0	.00
Ground Rent	£0	.00
Letting Fees	£205.00	£340.00
Total Monthly Costs	£2,088.75	£2,223.75
Monthly Net Income	-£39	<mark>£1,176</mark>
Annual Net Income	-£465	<mark>£14,115</mark>
Net Return	<mark>-0.25%</mark>	<mark>7.60%</mark>



### Return Stress Test Analysis Report





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

Annual Net Income **£7,315** Adjusted To

Net Return 3.94%

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

Annual Net Income **£5,145** Adjusted To

Net Return

2.77%

## Sale Comparables Report

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# 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 £375,000.



£375,000

#### 4 bedroom detached house for sale

Moston Lane East, Manchester, Greater Manchester, M40

#### NO LONGER ADVERTISED

Extended and substantial detached house | Scope to further extend and develop | 4 bedrooms (1 gro...

SOLD PRICE HISTORY



£300,000

#### 4 bedroom semi-detached house for sale

Rushberry Avenue, Manchester, Greater Manchester, M40

NO LONGER ADVERTISED SOLD STC

\*\*\* WELL PRESENTED MODERN 3-STOREY 4-BED TOWNHOUSE, SITUATED ON

SPACIOUS CORNER PLOT \*\*\* A unique...

SOLD PRICE HISTORY

+ Add to report

+ Add to report

### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

#### 4 bedroom semi-detached house

Lightbowne Road, Manchester, M40

NO LONGER ADVERTISED

RECENTLY REFURBISHED 4 BED FAMILY HOME IN MOSTON - AVAILABLE EARLY JANUARY

Marketed from 22 Dec 2023 to 16 Jan 2024 (24 days) by Northwood, Oldham



£1,000 pcm

bedroom end of terrace h loston Lane East, Manchester,		+ Add to report
NO LONGER ADVERTISED	LET AGREED	
*** 4 BEDROOMS OVER 3 FL WALKING DISTANCE TO MO		N RECEPTION ROOMS ***

SOLD PRICE HISTORY

+ Add to report

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

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.



Payment history: On time for length of tenancy

Current term of tenancy: 2 years







#### Holly Mount Court, Hollinwood Avenue, Manchester, M40

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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.

