

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Holly Mount Court,  
Hollinwood Avenue,  
Manchester, M40

208503357

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





## 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...



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## Property Key Features

**Portfolio of 4 Two-Bed Flats**

**3 Tenanted and 1 Vacant**

**Rear Garden Space**

**Driveway**

**Factor Fees: £0.00**

**Ground Rent: £0.00**

**Lease Length: £0.00**

**Current Rent: £2,050**

**Market Rent: £3,400**



# Lounge





# Kitchen



# 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

£ 598,000

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

# 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 £2,050 per calendar month but the potential market rent is

£ 3,400

Returns Based on Rental Income	£2,050	£3,400
Mortgage Payments on £448,500.00 @ 5%	<b>£1,868.75</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>£0.00</b>	
Letting Fees	<b>£205.00</b>	<b>£340.00</b>
<b>Total Monthly Costs</b>	<b>£2,088.75</b>	<b>£2,223.75</b>
<b>Monthly Net Income</b>	<b>-£39</b>	<b>£1,176</b>
<b>Annual Net Income</b>	<b>-£465</b>	<b>£14,115</b>
<b>Net Return</b>	<b>-0.25%</b>	<b>7.60%</b>



# 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



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

+ Add to report

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

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

\*\*\* WELL PRESENTED MODERN 3-STOREY 4-BED TOWNHOUSE, SITUATED ON SPACIOUS CORNER PLOT \*\*\* A unique...

SOLD PRICE HISTORY

# 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

+ Add to report

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

## 4 bedroom end of terrace house

Moston Lane East, Manchester, Greater Manchester, M40

+ Add to report

NO LONGER ADVERTISED LET AGREED

\*\*\* 4 BEDROOMS OVER 3 FLOORS \*\*\* 2 OPEN PLAN RECEPTION ROOMS \*\*\*  
WALKING DISTANCE TO MORRISONS, A...

SOLD PRICE HISTORY



# 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?**

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**