

LET PROPERTY PACK

INVESTMENT INFORMATION

Russet Rd Manchester, M9

209098608











Property Description

Our latest listing is in Russet Rd Manchester, M9

Get instant cash flow of £725 per calendar month with a 4.7% Gross Yield for investors.

This property has a potential to rent for £1,150 which would provide the investor a Gross Yield of 7.5% 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...







Russet Rd Manchester, M9



3 bedrooms

1 Bathroom

Spacious Rooms

Well Maintained Property

Factor Fees: £0.00

Ground Rent: tbc

Lease Length: tbc

Current Rent: £725

Market Rent: £1,150

209098608

Lounge







Kitchen









Bedrooms







Bathroom





Exterior









Initial Outlay





Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£46,000.00**

SDLT Charge £5,520

Legal Fees £1,000.00

Total Investment £52,520.00

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 £725 per calendar month but the potential market rent is



Returns Based on Rental Income	£725	£1,150
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	tbc	
Letting Fees	£72.50	£115.00
Total Monthly Costs	£662.50	£705.00
Monthly Net Income	£62.50	£445.00
Annual Net Income	£750.00	£5,340.00
Net Return	1.43%	10.17%

Return Stress Test Analysis Report





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

Annual Net Income

£3,040.00

Adjusted To

Net Return

5.79%

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

Annual Net Income

£2,580.00

Adjusted To

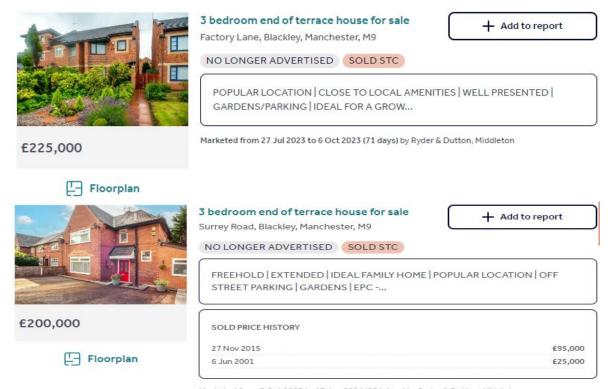
Net Return

4.91%

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 £225,000.



Marketed from 7 Oct 2023 to 17 Jun 2024 (254 days) by Ryder & Dutton, Middleton

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.



£1,600 pcm

4 bedroom end of terrace house

Monart Rd, Manchester, M9

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 2047861

Marketed from 12 Apr 2024 to 23 Apr 2024 (10 days) by OpenRent, London



£1,550 pcm

4 bedroom end of terrace house

Hawkins Close, Manchester, M9

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1376033

+ Add to report

+ Add to report

Marketed from 25 Feb 2023 to 2 Mar 2023 (4 days) by OpenRent, London

Floorplan

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.





Interested in this property investment?

Call us on **0141 478 0985**



Russet Rd Manchester, M9



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.