

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Russet Rd Manchester, M9

209098608

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





## 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

209098608



## Property Key Features

**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**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







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

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£5,520
Legal Fees	£1,000.00
Total Investment	£52,520.00

# Projected Investment Return

The monthly rent of this property is currently set at £725 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	£725	£1,150
Mortgage Payments on £138,000.00 @ 5%	<b>£575.00</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>tbc</b>	
Letting Fees	<b>£72.50</b>	<b>£115.00</b>
<b>Total Monthly Costs</b>	<b>£662.50</b>	<b>£705.00</b>
<b>Monthly Net Income</b>	<b>£62.50</b>	<b>£445.00</b>
<b>Annual Net Income</b>	<b>£750.00</b>	<b>£5,340.00</b>
<b>Net Return</b>	<b>1.43%</b>	<b>10.17%</b>

# 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.



£225,000

Floorplan

### 3 bedroom end of terrace house for sale

Factory Lane, Blackley, Manchester, M9

NO LONGER ADVERTISED **SOLD STC**

+ Add to report

POPULAR LOCATION | CLOSE TO LOCAL AMENITIES | WELL PRESENTED | GARDENS/PARKING | IDEAL FOR A GROW...

Marketed from 27 Jul 2023 to 6 Oct 2023 (71 days) by Ryder & Dutton, Middleton



£200,000

Floorplan

### 3 bedroom end of terrace house for sale

Surrey Road, Blackley, Manchester, M9

NO LONGER ADVERTISED **SOLD STC**

+ Add to report

FREEHOLD | EXTENDED | IDEAL FAMILY HOME | POPULAR LOCATION | OFF STREET PARKING | GARDENS | EPC -...

SOLD PRICE HISTORY	
27 Nov 2015	£95,000
6 Jun 2001	£25,000

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

+ Add to report

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

+ Add to report

NO LONGER ADVERTISED

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

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.



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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**