

LET PROPERTY PACK

INVESTMENT INFORMATION

Swallow Street,
Manchester, M12

205579157

 www.letproperty.co.uk





Property Description

Our latest listing is in Swallow Street, Manchester, M12

Get instant cash flow of **£825** per calendar month with a **4.3%** Gross Yield for investors.

This property has a potential to rent for **£1,248** which would provide the investor a Gross Yield of **6.5%** 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 be a rewarding addition to an investor portfolio.

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



Swallow Street,
Manchester, M12

205579157



Property Key Features

3 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £825

Market Rent: £1,248

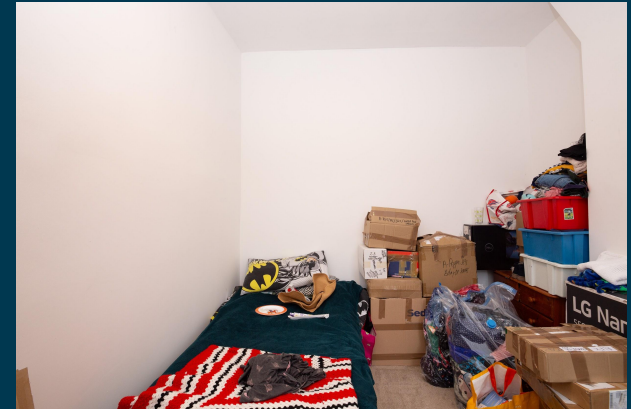
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £230,000.00 and borrowing of £172,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 230,000.00

25% Deposit	£57,500.00
SDLT Charge	£6,900
Legal Fees	£1,000.00
Total Investment	£65,400.00

Projected Investment Return



The monthly rent of this property is currently set at £825 per calendar month but the potential market rent is

£ 1,248

Returns Based on Rental Income	£825	£1,248
Mortgage Payments on £172,500.00 @ 5%	£718.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£82.50	£124.80
Total Monthly Costs	£816.25	£858.55
Monthly Net Income	£8.75	£389.45
Annual Net Income	£105.00	£4,673.40
Net Return	0.16%	7.15%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,177.40**
Adjusted To

Net Return **3.33%**

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

Annual Net Income **£1,223.40**
Adjusted To

Net Return **1.87%**

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 £280,000.



£280,000

3 bedroom house for sale

+ Add to report

Balleratt Street, Levenshulme, Manchester, M19

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Feb 2024 by Peter Anthony, Manchester



£275,000

3 bedroom terraced house for sale

+ Add to report

Mayford Road, Levenshulme, Manchester, M19

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Feb 2024 to 7 May 2024 (74 days) by Peter Anthony, Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

3 bedroom terraced house

Mayford Road, Manchester, M19

CURRENTLY ADVERTISED

LET AGREED

Marketed from 8 Jul 2024 by Madina Property, Manchester

+ Add to report



£1,350 pcm

3 bedroom terraced house

Stovell Avenue, Manchester, M12

NO LONGER ADVERTISED






Marketed from 29 Jan 2024 to 28 Mar 2024 (59 days) by Madina Property, Manchester

+ Add to report

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: **4 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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205579157

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.



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