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LET PROPERTY PACK

INVESTMENT INFORMATION

Preston, PRI 3TD

209117911

www.letproperty.co.uk

LETPR®PERTY





Property Description

Our latest listing is in Preston, PRI 3TD

Get instant cash flow of £3,705 per calendar month with a 7.7% Gross Yield for investors.

With great potential returns and located within a prime rental location in Preston, it will make for a reliable long term investment for an investor.

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







Great Avenham Street, Preston, PRI 3TD

209117911

9 Bedroom F 4 Bathroom C Spacious Backyard L

Property Key Features

Spacious room

Factor Fees: TBC Ground Rent: TBC Lease Length: TBC Current Rent: £3,705

Lounge





Kitchen





Bedrooms





Bathroom





Exterior





Initial Outlay





Figures based on assumed purchase price of £575,000.00 and borrowing of £431,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£143,750.00
SDLT Charge	£33,500
Legal Fees	£1,000.00
Total Investment	£178,250.00

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.

Returns Based on Rental Income	£3,705
Mortgage Payments on £431,250.00 @ 5%	£1,796.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	ТВС
Letting Fees	£370.50
Total Monthly Costs	<mark>£2,182.38</mark>
Monthly Net Income	<mark>£1,522.63</mark>
Annual Net Income	<mark>£18,271.5</mark> 0
Net Return	10.25%



Return Stress Test Analysis Report





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

Annual Net Income **£10,861.50** Adjusted To

Net Return

6.09%

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

Annual Net Income **£9,646.50** Adjusted To

Net Return

5.41%

Sale Comparables Report



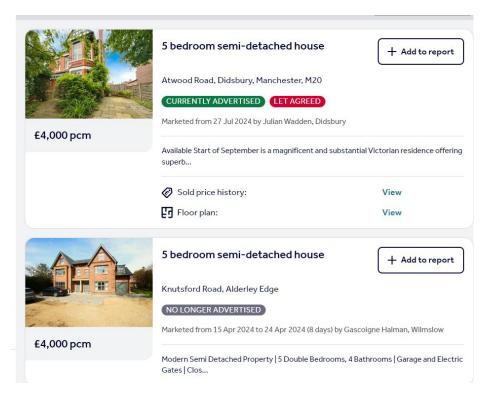
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £650,000.

	5 bedroom semi-detached house for sale	+ Add to report
£650,000	Moor Park Avenue, Preston, Lancashire NO LONGER ADVERTISED Marketed from 27 Jul 2022 to 23 Feb 2023 (210 days) by Mic Williams, Preston	hael Bailey, Powered by Keller
	Please quote LBMB when calling Stunning period property bedrooms and 3	with 4 floors 6 double
	Sold price history:	View
	Floor plan:	View
	5 bedroom semi-detached house for sale	+ Add to report
	Ribblesdale Place, Preston, Lancashire, PR1	
£650,000	Marketed from 3 Mar 2021 to 1 Jul 2021 (119 days) by Reeds	Rains, Preston
£650,000	Marketed from 3 Mar 2021 to 1 Jul 2021 (119 days) by Reeds EPC Grade - awaiting This Property Boasts Character Pict Park Tra	
£650,000	EPC Grade - awaiting This Property Boasts Character Pict	

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4000 based on the analysis carried out by our letting team at **Let Property Management**.



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 Current term of tenancy: Moved in within the last 2 years

Payment history: On time for length of tenancy

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

Great Avenham Street, Preston, PRI 3TD

www.letproper

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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.

