

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bruntons Manor Court,  
Middlesbrough, TS3

209823994

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





## Property Description

Our latest listing is in Bruntons Manor Court, Middlesbrough, TS3

Get instant cash flow of **£460** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **10.2%** if the rent was increased to market rate.

**The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.**

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



Bruntons Manor Court,  
Middlesbrough, TS3

209823994



## Property Key Features

**2 bedroom**

**1 Bathroom**

**Spacious Rooms**

**Spacious Patio**

**Factor Fees: £0.00**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £460**

**Market Rent: £850**

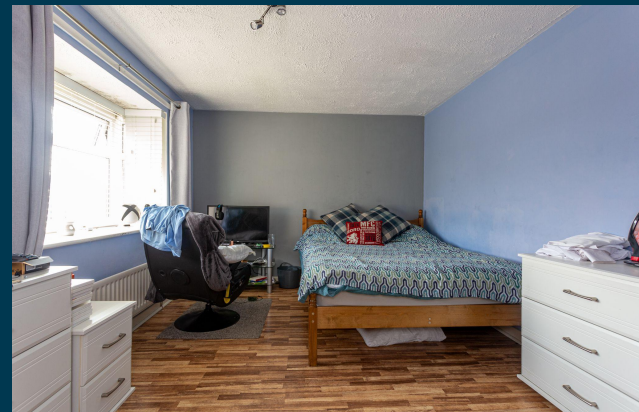
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
Stamp Duty ADS @ 6%	£6,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£32,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £460 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£460	£850
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£46.00	£85.00
<b>Total Monthly Costs</b>	<b>£373.50</b>	<b>£412.50</b>
<b>Monthly Net Income</b>	<b>£86.50</b>	<b>£437.50</b>
<b>Annual Net Income</b>	<b>£1,038.00</b>	<b>£5,250.00</b>
<b>Net Return</b>	<b>3.24%</b>	<b>16.41%</b>

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      **£3,550.00**  
Adjusted To

Net Return                      **11.09%**

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


Annual Net Income      **£3,750.00**  
Adjusted To

Net Return                      **11.72%**

# 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 £115,000.




**3 bedroom semi-detached house for sale** [+ Add to report](#)


Middlebeck Close, Middlesbrough

**NO LONGER ADVERTISED**

Marketed from 5 May 2021 to 5 Aug 2021 (92 days) by Smith & Friends Estate Agents, Middlesbrough

Very well presented double-fronted three-bedroom family home located in a generous plot on a popu...

 Floor plan: [View](#)




**3 bedroom semi-detached house for sale** [+ Add to report](#)

Middlebeck Close, Middlesbrough

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 19 Mar 2021 to 7 Dec 2021 (262 days) by Clarke Munro, Middlesbrough


Three bedrooms | Off-street parking for multiple cars | Corner plot | Permission to build garage ...

 Floor plan: [View](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.




**3 bedroom end of terrace house** [+ Add to report](#)


Middlesbrough, Cranmore Road

**CURRENTLY ADVERTISED**

Marketed from 30 Aug 2024 by Bridgfords Lettings, Middlesbrough

FULLY RENOVATED THROUGHOUT | STUNNING FAMILY HOME | NEW MODERN KITCHEN | CONTEMPORARY BATHROOM | ...

 Sold price history: [View](#)




**3 bedroom house** [+ Add to report](#)

Aston Avenue, Middlesbrough

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 19 Feb 2024 to 28 Mar 2024 (37 days) by Progression Property, Middlesbrough






THREE BEDROOMS | LOFT ROOM | MODERN DECOR THROUGHOUT | LOW MAINTENANCE FRONT AND REAR GARDEN | PE...

 Sold price history: [View](#)

# 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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 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.



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

Bruntons Manor Court, Middlesbrough,  
TS3

PROPERTY ID: 12345678

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**