

LET PROPERTY PACK

INVESTMENT INFORMATION

Bruntons Manor Court, Middlesbrough, TS3

209823994











Property Description

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

Get instant cash flow of £460 per calendar month with a 6.0% Gross Yield for investors.

This property has a potential to rent for £850 which would provide the investor a Gross Yield of 11.1% 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



2 bedroom

1 Bathroom

Spacious Rooms

Spacious Patio

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £460

Market Rent: £850

Lounge









Kitchen









Bedrooms









Bathroom







Exterior









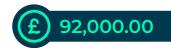
Initial Outlay





Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£23,000.00**

SDLT Charge £4,600

Legal Fees £1,000.00

Total Investment £28,600.00

Projected Investment Return





Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

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



Returns Based on Rental Income	£460	£850
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£46.00	£85.00
Total Monthly Costs	£348.50	£387.50
Monthly Net Income	£111.50	£462.50
Annual Net Income	£1,338.00	£5,550.00
Net Return	4.68%	19.41 %

Return Stress Test Analysis Report





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

£3,850.00

Annual Net Income

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Adjusted To

13.46%

Net Return

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

Annual Net Income

£4,170.00

Adjusted To

Net Return

14.58%

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 £100,000.



2 bedroom semi-detached house for sale

+ Add to report

Hatherley Court, Danesford Place

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Mar 2024 to 24 May 2024 (76 days) by Michael Poole, Middlesbrough





St. Anthonys Road, Middlesbrough, North Yorkshire, TS3

+ Add to report

NO LONGER ADVERTISED

SOLD STC

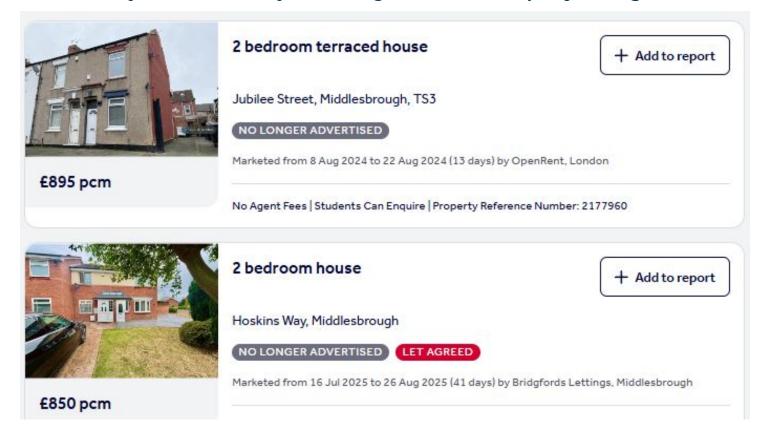
Marketed from 20 Jun 2024 to 4 Feb 2025 (228 days) by Bridgfords, Middlesbrough

£100,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £985 based on the analysis carried out by our letting team at **Let Property Management**.



Current Tenant Profile



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**



Bruntons Manor Court, Middlesbrough, TS3

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.

