

LET PROPERTY PACK

INVESTMENT INFORMATION

Greenacres Road, Oldham,
OL4 3EG

209884066

 www.letproperty.co.uk





Property Description

Our latest listing is in Greenacres Road, Oldham, OL4 3EG

Get instant cash flow of **£900** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£1,061** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Greenacres Road,
Oldham, OL4 3EG

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Property Key Features

3 bedroom

1 bathroom

Spacious Lounge

Easy access to local amenities

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £900

Market Rent: £1,061

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 £900 per calendar month but the potential market rent is

£ 1,061



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	£900	£1,061
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£90.00	£106.10
Total Monthly Costs	£680.00	£696.10
Monthly Net Income	£220.00	£364.90
Annual Net Income	£2,640.00	£4,378.80
Net Return	5.03%	8.34%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,256.80**
Adjusted To

Net Return **4.30%**

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

Annual Net Income **£1,618.80**
Adjusted To

Net Return **3.08%**

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 £190,000.



£190,000



Floorplan

3 bedroom terraced house for sale

Hollinhal Street, Clarksfield, Oldham, OL4

+ Add to report

CURRENTLY ADVERTISED

TWO RECEPTION ROOMS | THREE FLOORS | POPULAR AREA | CLOSE TO OLDHAM TOWN CENTRE | EPC RATING - D ...

SOLD PRICE HISTORY

7 Aug 2006

£90,000



£165,000



Floorplan

3 bedroom terraced house for sale

Buttermere Road, Oldham

+ Add to report

NO LONGER ADVERTISED

Three Bedrooms | Ideal for First Time Buyers | Investment Opportunity | Large Kitchen | Rear Gard...

SOLD PRICE HISTORY

23 Nov 2016

£52,500

24 Aug 2001

£30,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom terraced house

+ Add to report

Newbreak Street, Oldham, Greater Manchester, OL4

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Feb 2024 to 16 Apr 2024 (63 days) by Your Move, Shaw

BEAUTIFULLY RENOVATEDGARAGE INCLUDED***NEWLY RENOVATED FROM TOP TO BOTTOM*** Holding and Se...



Sold price history:

[View](#)



£1,095 pcm

3 bedroom terraced house

+ Add to report

Huddersfield Road, Oldham, OL4

NO LONGER ADVERTISED






Marketed from 8 Aug 2023 to 9 Aug 2023 by OpenRent, London

No Agent Fees | Property Reference Number: 1440845

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

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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.



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