

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Greenacres Road, Oldham,  
OL4 3EG

209884066

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



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## Property Key Features

**3 bedroom**

**1 bathroom**

**Spacious Lounge**

**Easy access to local amenities**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: 848 years**

**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                           | TBC       |           |
| 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

Hollinhall 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 RENOVATED\*\*\*GARAGE 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**



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.





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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.



**LETPROPERTY**