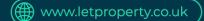


LET PROPERTY PACK

INVESTMENT INFORMATION

Recreation Mount, Leeds, LS11

210843083











Property Description

Our latest listing is in Recreation Mount, Leeds, LS11

Get instant cash flow of £675 per calendar month with a 5.2% Gross Yield for investors.

This property has a potential to rent for £1,400 which would provide the investor a Gross Yield of 10.8% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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







Recreation Mount, Leeds, LS11



Property Key Features

4 Bedrooms

1 Bathroom

Spacious Rooms

Good Condition

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £675

Market Rent: £1,400

210843083

Lounge







Kitchen









Bedrooms









Bathroom





Exterior









Initial Outlay





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£38,750.00**

SDLT Charge 4650

Legal Fees £1,000.00

Total Investment £44,400.00

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.

The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is



Returns Based on Rental Income	£675	£1,400
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£67.50	£140.00
Total Monthly Costs	£566.88	£639.38
Monthly Net Income	£108	£761
Annual Net Income	£1,298	£9,128
Net Return	2.92%	20.56%

Return Stress Test Analysis Report





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

Annual Net Income

£6,328

Adjusted To

Net Return

14.25%

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

Annual Net Income

£6,803

Adjusted To

Net Return

15.32%

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 £155,000.



4 bedroom terraced house for sale

+ Add to report

Colenso Mount, Leeds, West Yorkshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 May 2022 to 10 Jan 2023 (250 days) by Manning Stainton, Beeston





£104,000

2 bedroom terraced house for sale

+ Add to report

Recreation Place, Leeds

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Oct 2023 to 7 Feb 2024 (109 days) by Manning Stainton, Beeston

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at Let Property Management.



£1,446 pcm

£850 pcm

4 bedroom terraced house

+ Add to report

Cemetery Road, Holbeck, Leeds

NO LONGER ADVERTISED

Marketed from 12 Mar 2015 to 8 Jul 2015 (117 days) by Haus Sales & Lettings, Leeds



NO LONGER ADVERTISED

4 bedroom terraced house

+ Add to report

Recreation Mount, Leeds, West Yorkshire, LS11

LET AGREED

Marketed from 10 Oct 2022 to 31 Oct 2022 (20 days) by Whitegates, South Leeds

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: 2 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**

Recreation Mount, Leeds, LS11



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.