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## **LET PROPERTY PACK**

#### **INVESTMENT INFORMATION**

City View, Highclere Avenue, M7 4ZU

210659842

( www.letproperty.co.uk

#### **LETPR®PERTY**





## **Property** Description

Our latest listing is in City View, Highclere Avenue, M7 4ZU

Get instant cash flow of £900 per calendar month with a 8.5% Gross Yield for investors. This property has a potential to rent for £1,059 which would provide the investor a Gross Yield of 10.0% 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 por tfolio.

Don't miss out on this fantastic investment oppor tunity...

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#### City View, Highclere Avenue, M7 4ZU

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## **Property Key Features**

2 bedrooms Fa 1 bathroom Gr Spacious Lounge Le Easy access to local amenities Cu

Factor Fees: £150.00 pm Ground Rent: £8.00 pm Lease Length: 977 years Current Rent: £900 Market Rent: £1,059







## **Kitchen**





## Bedrooms





## Bathroom





## Exterior



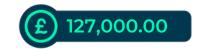






Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£31,750.00
SDLT Charge	£3,810
Legal Fees	£ 1,000.00
Total Investment	£36,560.00

## **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 £900 per calendar month but the potential market rent is  $\bigcirc$ 



Letor@dert

Returns Based on Rental Income	£900	£1,059
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	£8.00	
Letting Fees	£90.00	£105.90
Total Monthly Costs	£659.88	£675.78
Monthly Net Income	<mark>£240</mark>	£383
Annual Net Income	£2,882	<mark>£4,599</mark>
Net Return	<mark>7.88%</mark>	<mark>12.58%</mark>

#### **Return Stress Test Analysis Report**





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

Annual Net Income £2,481 Adjusted To

Net Return 6.79%

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

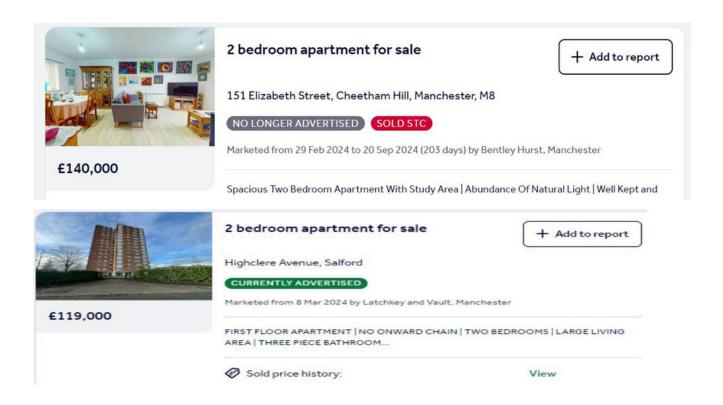
Annual Net Income £2,790 Adjusted To

Net Return 7.63%

## 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 £140,000



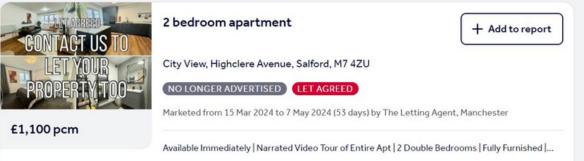


## **Rent Comparables Report**

This property is situated in a high demand rental area with rents achieving as much as £1,190 based on the analysis carried out by our letting team at **Let Property Management**.







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 Payment history: On time for length of tenancy

Current term of tenancy: 1 year +

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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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.

# Interested in this property investment?

# Call us on 0141 478 0985

