

LET PROPERTY PACK

INVESTMENT INFORMATION

Muglet Lane, Rotherham, S66 7JU

211728949











Property Description

Our latest listing is in Muglet Lane, Rotherham, S66 7JU

Get instant cash flow of £475 per calendar month with a 8.9% Gross Yield for investors.

This property has a potential to rent for £601 which would provide the investor a Gross Yield of 11.2% 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...







Muglet Lane, Rotherham, S66 7JU



Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Well Maintained Property

Factor Fees: TBC

Ground Rent: leasehold

Lease Length: leasehold

Current Rent: £475

Market Rent: £601

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Lounge







Kitchen

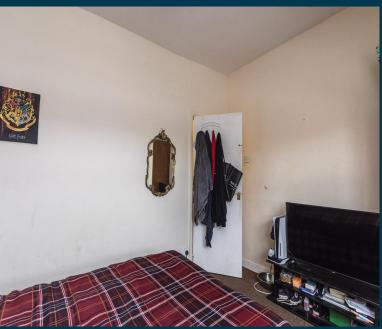




Bedrooms







Bathroom





Exterior







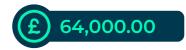
Initial Outlay





Figures based on assumed purchase price of £64,000.00 and borrowing of £48,300.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£16,100.00**

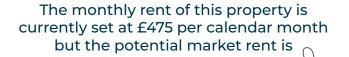
SDLT Charge £1,932

Legal Fees £1,000.00

Total Investment £19,032.00

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.

| Returns Based on Rental Income | £475 | £601 |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £48,300.00 @ 5% | £201.25 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | ТВС | |
| Ground Rent | leasehold | |
| Letting Fees | £47.50 | £60.10 |
| Total Monthly Costs | £263.75 | £276.35 |
| Monthly Net Income | £211.25 | £324.65 |
| Annual Net Income | £2,535.00 | £3,895.80 |
| Net Return | 13.32% | 20.47% |

Return Stress Test Analysis Report





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

£2,693.80

Annual Net Income

Adjusted To

Net Return

14.15%

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

Annual Net Income

£2,929.80

Adjusted To

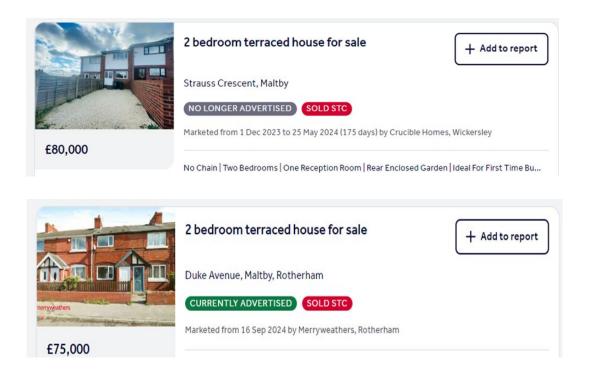
Net Return

15.39%

Sale Comparables Report



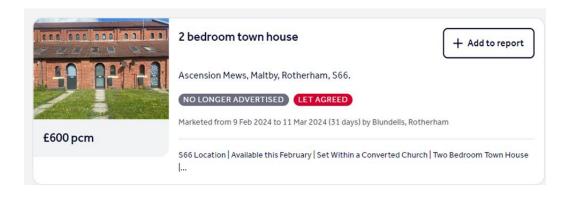
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £80,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.





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: 3 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**



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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.