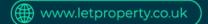


LET PROPERTY PACK

INVESTMENT INFORMATION

Off Stretford Road, Manchester, M16

211892971









Property Description

Our latest listing is in Off Stretford Road, Manchester, M16

Get instant cash flow of £3,025 per calendar month with a 6.2% Gross Yield for investors.

This property has a potential to rent for £3,100 which would provide the investor a Gross Yield of 6.3% if the rent was increased to market rate.

With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensures fantastic returns, this property will make for a rewarding addition to an investors por tfolio.

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







Off Stretford Road, Manchester, M16



6 Bedroom in total

6 Bathroom in total

Lounge and Kitchen

Spacious Rooms

Factor Fees: £19 pm

Ground Rent: £33 pm

Lease Length: TBC

Current Rent: £3,025

Market Rent: £3,100

21189297

Lounge









Kitchen









Bedrooms









Bathroom





Exterior





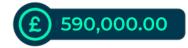
Initial Outlay





Figures based on assumed purchase price of £590,000.00 and borrowing of £442,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£147,500.00**

SDLT Charge £49,000

Legal Fees **£ 1,000.00**

Total Investment **£ 197, 500.00**

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 £3,025 per calendar month but the potential market rent is





Returns Based on Rental Income	£3,025	£3,100
Mortgage Payments on £442,500.00 @ 5%	£ 1, 843.75	
Est. Building Cover (Insurance)	£ 15.00	
Approx. Factor Fees	£19.00	
Ground Rent	£33.00	
Letting Fees	£302.50	£310.00
Total Monthly Costs	£2,213.25	£2,220.75
Monthly Net Income	£811.75	£879.25
Annual Net Income	£9,741.0 0	£10,551.00
Net Return	4.93%	5.34%

Return Stress Test Analysis Repor t





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

Annual Net Income

£4,351.00

Adjusted To

Net Return

2.20%

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

Annual Net Income

£2,097.00

Adjusted To

Net Return

1.06%

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: **Moved in** within the last 2 years



Standard Tenancy Agreement In





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**

Off Stretford Road, Manchester, M16



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.