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# LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Aviary Row, Leeds, LS12 2NZ

212847203

( www.letproperty.co.uk

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# **Property** Description

Our latest listing is in Aviary Row, Leeds, LS12 2NZ

Get instant cash flow of £625 per calendar month with a 6.2% Gross Yield for investors.

This property has a potential to rent for **£821** which would provide the investor a Gross Yield of **8.1%** 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...

#### **LETPR®PERTY**





#### Aviary Row, Leeds, LS12 2NZ

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2 BEDROOMS Fact 1 BATHROOM Grou Three Piece Bathroom Leas

**Property Key Features** 

**Spacious Lounge** 

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Factor Fees: £ 0.00 Ground Rent: FREEHOLD Lease Length: FREEHOLD Current Rent: £625 Market Rent: £821













# Bedrooms





# Bathroom





# Exterior





# **Initial** Outlay





Figures based on assumed purchase price of £121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



| 25% Deposit      | £30,250.00 |
|------------------|------------|
| SDLT Charge      | £3,630     |
| Legal Fees       | £1,000.00  |
| Total Investment | £34,880.00 |

## **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 £625 per calendar month but the potential market rent is



| Returns Based on Rental Income       | £625               | £821                |
|--------------------------------------|--------------------|---------------------|
| Mortgage Payments on £90,750.00 @ 5% | £378.13            |                     |
| Est. Building Cover (Insurance)      | £15.00             |                     |
| Approx. Factor Fees                  | £ 0.00             |                     |
| Ground Rent                          | FREEHOLD           |                     |
| Letting Fees                         | £62.50             | £82.10              |
| Total Monthly Costs                  | £455.63            | £475.23             |
| Monthly Net Income                   | £169.38            | <b>£345.78</b>      |
| Annual Net Income                    | £2,032.50          | £4,149.30           |
| Net Return                           | <mark>5.83%</mark> | <mark>11.90%</mark> |

### Return Stress Test Analysis Report





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

Annual Net Income **£2,507.30** Adjusted To

Net Return 7.19%

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

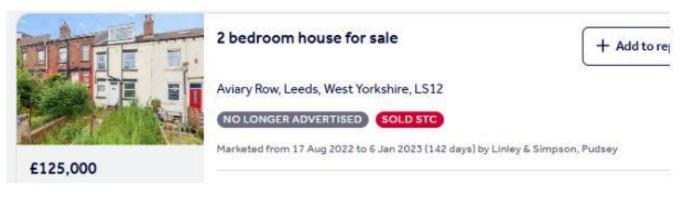
Annual Net Income **£2,334.30** Adjusted To

Net Return

**6.69**%

## 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 £125,000.

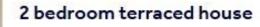


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## **Rent Comparables Report**

This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



Rombalds View, Leeds, West Yorkshire, LS12

CURRENTLY ADVERTISED

Marketed from 13 Nov 2024 by Reeds Rains, Morley



£995 pcm

£895 pcm

#### 2 bedroom terraced house

Salisbury Grove, Leeds, LS12

#### NO LONGER ADVERTISED

Marketed from 19 Aug 2024 to 22 Aug 2024 (2 days) by Diamond Properties, Leeds







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

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.



Payment history: On time for length of tenancy

Current term of tenancy: 5 years+





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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.

