

LET PROPERTY PACK

INVESTMENT INFORMATION

Aviary Row, Leeds, LS12
2NZ

212847203

 www.letproperty.co.uk





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...



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Property Key Features

2 BEDROOMS

1 BATHROOM

Three Piece Bathroom

Spacious Lounge

Factor Fees: £ 0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £625

Market Rent: £821

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 121,000.00

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

£ 821



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	£345.78
Annual Net Income	£2,032.50	£4,149.30
Net Return	5.83%	11.90%

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.



£125,000

2 bedroom house for sale

+ Add to report

Aviary Row, Leeds, West Yorkshire, LS12

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Aug 2022 to 6 Jan 2023 (142 days) by Linley & Simpson, Pudsey



£120,000

2 bedroom house for sale

+ Add to report

Aviary Row, Leeds, West Yorkshire, LS12

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Aug 2022 to 31 Aug 2022 (14 days) by Linley & Simpson, Pudsey

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**.



£995 pcm

2 bedroom terraced house

Rombalds View, Leeds, West Yorkshire, LS12

CURRENTLY ADVERTISED

Marketed from 13 Nov 2024 by Reeds Rains, Morley

+ Add to report



£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

+ Add to report

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: **5 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.



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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.



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