

LET PROPERTY PACK

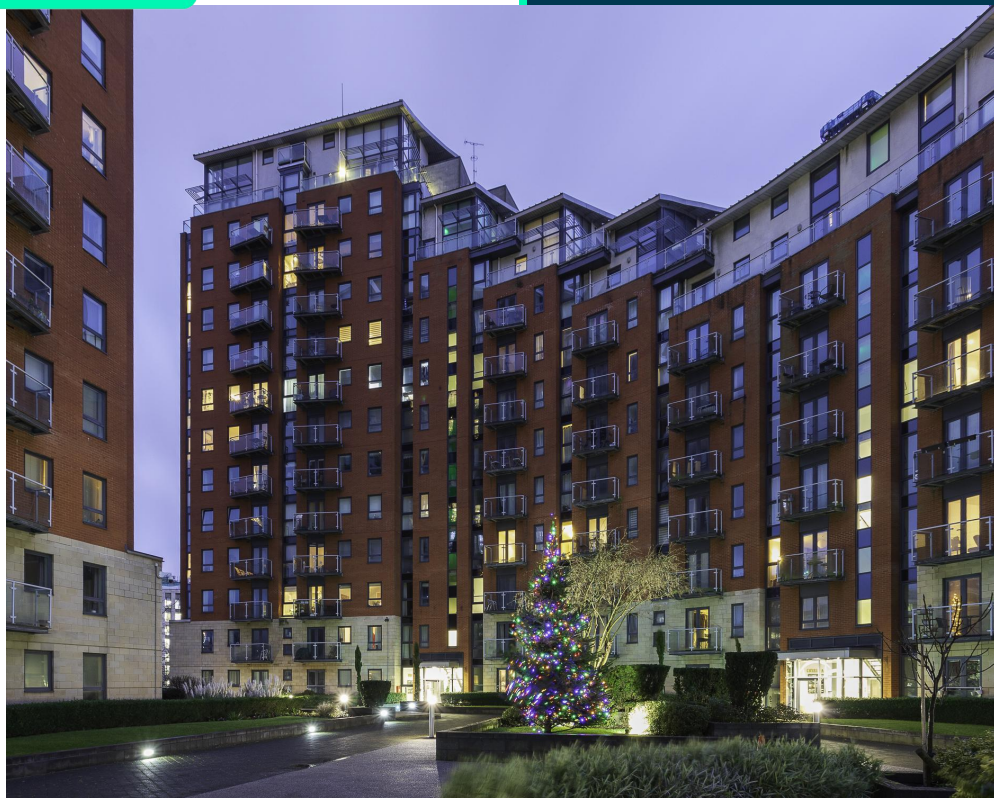
INVESTMENT INFORMATION

Gotts Road, Leeds, LS12
1DF

212477562

 www.letproperty.co.uk





Property Description

Our latest listing is in Gotts Road, Leeds, LS12 1DF

Get instant cash flow of **£1,000** per calendar month with a **6.2%** Gross Yield for investors.

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

Well Maintained Property

**Likely to attract enquiries from
Serious Investors & Developers**

Factor Fees: £200 PM

Ground Rent: £16.00 PM

Lease Length: 977 years

Current Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £195,000.00 and borrowing of £146,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 195,000.00

25% Deposit £48,750.00

SDLT Charge £5,850

Legal Fees £1,000.00

Total Investment £55,600.00

Projected Investment Return



The monthly rent of this property is currently set at £1,000 per calendar month.



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	£1,000
Mortgage Payments on £146,250.00 @ 5%	£609.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£200.00 PM
Ground Rent	£16.00 PM
Letting Fees	£100.00
Total Monthly Costs	£926.38
Monthly Net Income	£73.63
Annual Net Income	£883.50
Net Return	1.59%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£1,116.50**
Adjusted To

Net Return **-2.01%**

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



Annual Net Income **-£2,017.50**
Adjusted To

Net Return **-3.63%**

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 £200,000.

 <p>£200,000</p>	<p>2 bedroom flat for sale</p> <p>Gotts Road, Leeds, LS12</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 21 Apr 2023 to 9 Jan 2024 (263 days) by Bridgfords, Leeds</p> <p>Parking Two Double Bedrooms EWS1 Compliant Balcony On-Site Concierge</p> <p>+ Add to report</p>
 <p>£198,000</p>	<p>2 bedroom apartment for sale</p> <p>Butcher Street, Leeds, LS11</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 25 Nov 2023 to 13 Feb 2024 (80 days) by Bettermove, Nationwide</p> <p>2 Bedrooms First Floor Flat Allocated Parking Space City Centre Location Chain Free Ten...</p> <p>+ Add to report</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1499 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£1,499 pcm</p>	<p>2 bedroom flat</p> <p>Apt 6, Woodhouse Plaza #034391</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 18 Jun 2024 to 17 Sep 2024 (90 days) by YPP, Leeds</p> <p>Listing Code: 034391 2 Bedrooms 1 Bathroom Available from: September 17th Close to univer...</p> <p>+ Add to report</p>
 <p>£1,495 pcm</p>	<p>2 bedroom flat</p> <p>West Point, Leeds, LS1</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 1 Nov 2024 to 24 Nov 2024 (22 days) by OpenRent, London</p> <p>No Agent Fees Students Can Enquire Property Reference Number: 1771831</p> <p>+ Add to report</p>

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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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