


LET PROPERTY PACK

INVESTMENT INFORMATION

Lakeside Rise, Manchester,
M9

212884321

 www.letproperty.co.uk





Property Description

Our latest listing is in Lakeside Rise, Manchester, M9

Get instant cash flow of **£1,150** per calendar month with a **9.5%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...



Lakeside Rise,
Manchester, M9

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Property Key Features

2 Bedrooms

1 Bathroom

Balcony

Good Condition

Factor Fees: £178 pm

Ground Rent: £12.50 pm

Lease Length: 104 years

Current Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £146,000.00 and borrowing of £109,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 146,000

25% Deposit	£36,500.00
SDLT Charge	4380
Legal Fees	£1,000.00
Total Investment	£41,880.00

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.



Returns Based on Rental Income	£1,150
Mortgage Payments on £109,500.00 @ 5%	£456.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£178.00
Ground Rent	£12.50
Letting Fees	£115.00
Total Monthly Costs	£776.75
Monthly Net Income	£373
Annual Net Income	£4,479
Net Return	10.69%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,179**
Adjusted To

Net Return **5.20%**

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

Annual Net Income **£2,439**
Adjusted To

Net Return **5.82%**

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 apartment for sale

Lakeside Rise, Manchester, M9

CURRENTLY ADVERTISED

SOLD STC

Marketed from 10 Oct 2024 by Normie Sales & Lettings, North Manchester

+ Add to report



£110,000

2 bedroom flat for sale

Lakeside Rise, Manchester, Greater Manchester, M9

NO LONGER ADVERTISED

Marketed from 21 Oct 2024 to 20 Nov 2024 (29 days) by Bridgfords, Manchester

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

2 bedroom flat

Lakeside Rise, Manchester, M9

NO LONGER ADVERTISED

Marketed from 12 Jun 2023 to 12 Jun 2023 by OpenRent, London

+ Add to report



£750 pcm

1 bedroom apartment

Lakeside Rise, Manchester, M9

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 May 2024 to 14 Jun 2024 (14 days) by Normie Sales & Lettings, North Manchester

+ 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: **2 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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