

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

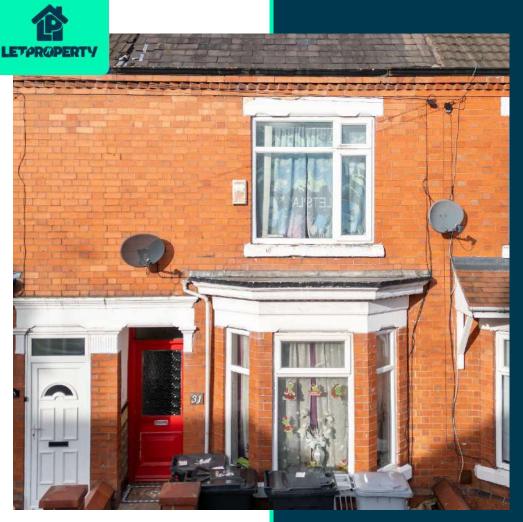
Laura Street, Crewe, CW2

213955987









#### **Property Description**

Our latest listing is in Laura Street, Crewe, CW2

Get instant cash flow of £682 per calendar month with a 5.9% Gross Yield for investors.

This property has a potential to rent for £800 which would provide the investor a Gross Yield of 7.0% if the rent was increased to market rate.

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...







Laura Street, Crewe, CW2



3 Bedrooms

2 Bathrooms

**Spacious Lounge** 

**Back Area** 

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

**Current Rent: £682** 

Market Rent: £800

213955987

## Lounge









### Kitchen

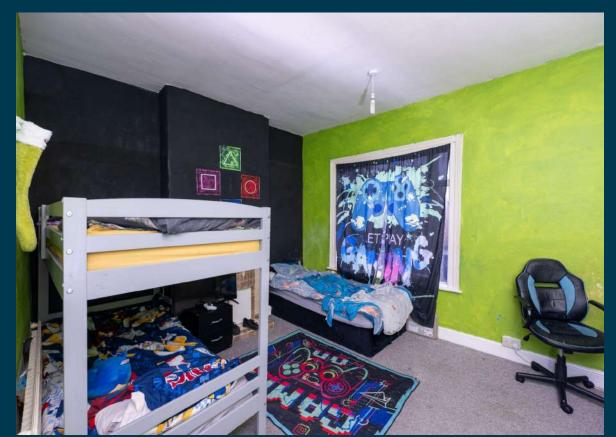






#### **Bedrooms**









### Bathroom





#### **Exterior**









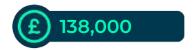
#### **Initial Outlay**





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£34,500.00** 

SDLT Charge 4140

Legal Fees £1,000.00

Total Investment £39,640.00

#### **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 £682 per calendar month but the potential market rent is



Returns Based on Rental Income	£682	£800
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£68.20	£80.00
Total Monthly Costs	£514.45	£526.25
Monthly Net Income	£168	£274
Annual Net Income	£2,011	£3,285
Net Return	5.07%	8.29%

#### Return Stress Test Analysis Report





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

Annual Net Income

£1,685

**Adjusted To** 

Net Return

4.25%

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

Annual Net Income

£1,215

Adjusted To

Net Return

3.07%

#### 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 £170,000.



3 bedroom semi-detached house for sale

+ Add to report

Laura Street, Crewe

NO LONGER ADVERTISED

SOLD STC

£170,000

Marketed from 1 Jul 2023 to 4 Dec 2023 (155 days) by Wheatcroft & Lloyd, Sandbach



3 bedroom semi-detached house for sale

+ Add to report

Laura Street, Crewe

CURRENTLY ADVERTISED

Marketed from 28 Sep 2024 by Stephenson Browne Ltd, Crewe

£120,000

#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom end of terrace house

+ Add to report

Laura Street

NO LONGER ADVERTISED

Marketed from 15 Nov 2023 to 16 Sep 2024 (305 days) by Butters John Bee - Lettings, Crewe





£750 pcm

3 bedroom terraced house

+ Add to report

Laura street

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Mar 2022 to 28 Mar 2022 (25 days) by Leaders Lettings, Crewe

#### **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: 4 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.





# Interested in this property investment?

Call us on **0141 478 0985** 

Laura Street, Crewe, CW2



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.