


LET PROPERTY PACK

INVESTMENT INFORMATION

Laura Street, Crewe, CW2

213955987

 www.letproperty.co.uk





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

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Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Lounge

Back Area

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £682

Market Rent: £800

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

£ 138,000

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

£ 800

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	TBC	
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.



£170,000

3 bedroom semi-detached house for sale

Laura Street, Crewe

NO LONGER ADVERTISED

SOLD STC

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

+ Add to report



£120,000

3 bedroom semi-detached house for sale

Laura Street, Crewe

CURRENTLY ADVERTISED

Marketed from 28 Sep 2024 by Stephenson Browne Ltd, Crewe

+ Add to report

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**.



£895 pcm

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.



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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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