

LET PROPERTY PACK

INVESTMENT INFORMATION

East Street, Leeds, LS9 8BF

214267629

 www.letproperty.co.uk





Property Description

Our latest listing is in East Street, Leeds, LS9 8BF

Get instant cash flow of **£1,200** per calendar month with a **9.3%** Gross Yield for investors.

This property has a potential to rent for **£1,270** which would provide the investor a Gross Yield of **9.8%** 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...



East Street, Leeds, LS9
8BF

214267629



Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Rooms and Lounge

Modern Kitchen and Bathroom

Factor Fees: £331.30 PM

Ground Rent: £27.00 PM

Lease Length: 241 years

Current Rent: £1,200

Market Rent: £1,270

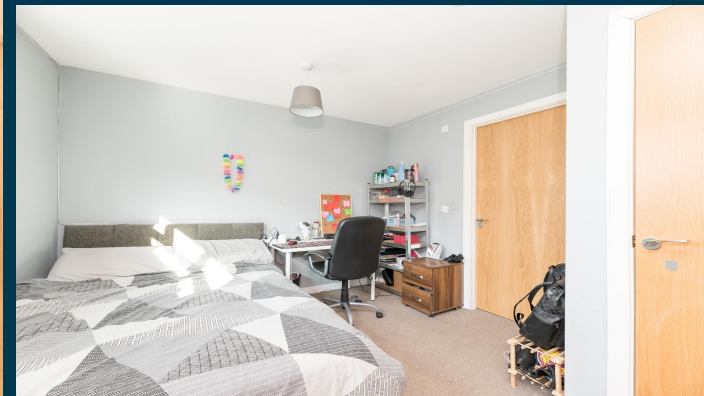
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,000.00

| | |
|------------------|------------|
| 25% Deposit | £38,750.00 |
| SDLT Charge | £8,350 |
| Legal Fees | £1,000.00 |
| Total Investment | £48,100.00 |

Projected Investment Return



The monthly rent of this property is currently set at £1,200 per calendar month but the potential market rent is

£ 1,270



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 | £1,200 | £1,270 |
|---------------------------------------|-----------|-----------|
| Mortgage Payments on £116,250.00 @ 5% | £484.38 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £331.30 | |
| Ground Rent | £27.00 | |
| Letting Fees | £120.00 | £127.00 |
| Total Monthly Costs | £977.68 | £984.68 |
| Monthly Net Income | £222.33 | £285.33 |
| Annual Net Income | £2,667.90 | £3,423.90 |
| Net Return | 5.55% | 7.12% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£883.90**
Adjusted To

Net Return **1.84%**

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

Annual Net Income **£1,422.90**
Adjusted To

Net Return **2.96%**

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 £179,000.



£179,000

3 bedroom property for sale


East Point, East Street, Leeds, LS9

NO LONGER ADVERTISED

Marketed from 12 Dec 2023 to 26 Mar 2024 (105 days) by QUBE Residential, Liverpool

3 Bedroom Apartment | Fitted & Integrated Kitchen | Open Plan Living/Dining | En_suite Shower Roo...

+ Add to report



£175,000

3 bedroom apartment for sale

East Point, East Street, Leeds, LS9 8BF

NO LONGER ADVERTISED

Marketed from 29 Jul 2024 to 7 Nov 2024 (100 days) by yieldit, Manchester



3 Bedroom Luxury Apartment | Ground Floor | Cash Buyers Only | Suitable For Owner Occupiers Or In...

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,495 based on the analysis carried out by our letting team at **Let Property Management**.

| | |
|---|---|
|  <p>£1,495 pcm</p> | <p>3 bedroom apartment</p> <p>East Point, Leeds</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 13 Nov 2024 to 27 Jan 2025 (74 days) by Zenko City Living, Leeds</p> <p>BRAND NEW FURNITURE TO BE PROVIDED SPACIOUS THREE BEDROOM APARTMENT WITH TWO BATHROOMS GREAT ...</p> |
|  <p>£1,350 pcm</p> | <p>3 bedroom apartment</p> <p>Apartment G, East Point, East Street, Leeds</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 5 Jan 2025 to 6 Mar 2025 (59 days) by Propertytynest, Leeds</p> <p>3 bed ground floor flat in Leeds city centre.</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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