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# LET PROPERTY PACK

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#### **INVESTMENT** INFORMATION

East Street, Leeds, LS9 8AE

214265613

www.letproperty.co.uk

#### **LETPR®PERTY**





#### **Property** Description

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

Get instant cash flow of £1,250 per calendar month with a 9.3% 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...







#### East Street, Leeds, LS9 8AE

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**Property Key Features** 

2 Bedrooms 1 Bathroom Spacious Rooms and Lounge Three Piece Bathroom Allocated Parking Modern Kitchen and Bathroom Likely to attract enquiries from Serious Investors & Developers

Factor Fees: £208.00 PM Ground Rent: £29.00 PM Lease Length: 128 years Current Rent: £1,250

## Lounge





### Kitchen





## Bedrooms









#### Bathroom





#### Exterior



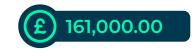






Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£40,250.00
SDLT Charge	£8,770
Legal Fees	£1,000.00
Total Investment	£50,020.00

#### **Projected** Investment Return



### The monthly rent of this property is currently set at £1,250 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	£1,250
Mortgage Payments on £120,750.00 @ 5%	£503.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£208.00
Ground Rent	£29.00
Letting Fees	£125.00
Total Monthly Costs	£880.13
Monthly Net Income	£369.88
Annual Net Income	£4,438.50
Net Return	<b>8.87%</b>

#### Return Stress Test Analysis Report





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

Annual Net Income **£1,938.50** Adjusted To

Net Return

**3.88**%

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

Annual Net Income **£2,371.50** Adjusted To

Net Return

4.74%

#### 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 £179,950.

-	2 bedroom apartment for sale	+ Add to report
25	Trinity One, East Street, Leeds, LS9 8AE	
	NO LONGER ADVERTISED	
6470.050	Marketed from 9 Sep 2024 to 10 Feb 2025 (153 days) by Smart Inv	vestment & Management, Leeds
£179,950		
	1 hadroom apartment for cale	
	1 bedroom apartment for sale	+ Add to report



## 1 bedroom apartment for sale East Street, Leeds, LS9

NO LONGER ADVERTISED

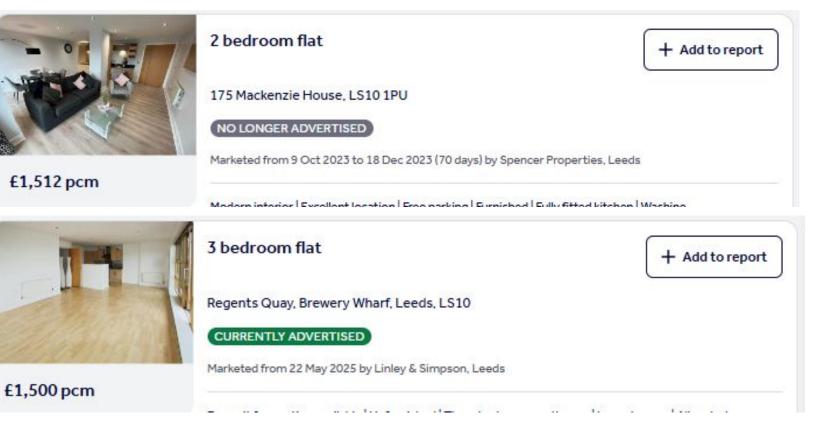
Marketed from 22 May 2023 to 8 Feb 2024 (261 days) by Purplebricks, covering Leeds

£165,000

#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,512 based on the analysis carried out by our letting team at **Let Property Management**.





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.

