

LET PROPERTY PACK

INVESTMENT INFORMATION

Mount Florida, Carlisle, CA1
2SL

214619132

 www.letproperty.co.uk





Property Description

Our latest listing is in Mount Florida, Carlisle, CA1 2SL

Get instant cash flow of **£650** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **14.1%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Mount Florida, Carlisle,
CA1 2SL

214619132



Property Key Features

4 Bedrooms

1 Bathroom and 1 WC

2 lounges

Double Garage with space for 5 cars

Outline Planning Permission for a Bungalow

Well Maintained Property

Likely to attract enquiries from Serious Investors & Developers

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 98,000.00

25% Deposit	£24,500.00
SDLT Charge	£4,900
Legal Fees	£1,000.00
Total Investment	£30,400.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 1,150



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	£650	£1,150
Mortgage Payments on £73,500.00 @ 5%	£306.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£115.00
Total Monthly Costs	£386.25	£436.25
Monthly Net Income	£263.75	£713.75
Annual Net Income	£3,165.00	£8,565.00
Net Return	10.41%	28.17%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,265.00**
Adjusted To

Net Return **20.61%**

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

Annual Net Income **£7,095.00**
Adjusted To

Net Return **23.34%**

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 £195,000.



£195,000

4 bedroom end of terrace house for sale

+ Add to report

Newtown Road, Carlisle

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Feb 2024 to 31 Jul 2024 (168 days) by Tiffen & Co, Carlisle

VIDEO VIEWING AVAILABLE | Four Bedroom End Terraced Home | Generous Accommodation Over Three Floor...



£185,000

4 bedroom end of terrace house for sale

+ Add to report

2 River Street, Carlisle, Cumbria

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Jun 2023 to 11 Mar 2024 (280 days) by H&H Land & Estates, Carlisle

Popular and sought after style of Victorian townhouse | Quiet area with easy access to city centr...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

4 bedroom end of terrace house

+ Add to report

15 Helvellyn Street, Keswick, CA12

NO LONGER ADVERTISED

Marketed from 11 Oct 2024 to 31 Oct 2024 (19 days) by Edwin Thompson, Keswick

Central Keswick | Garden/Yard | Spacious accommodation | 4 bedrooms



£1,250 pcm

4 bedroom end of terrace house

+ Add to report

Whitehaven Road, Cleator Moor, Cumbria, CA25

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Jul 2024 to 23 Sep 2024 (56 days) by YOUR MOVE - Property @ Cumbria, Whitehaven

EPC Rating D | Council Tax Band F | Security Deposit £1400 | ZeroDeposit Guarantee Available | Fo...

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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