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## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Otley Road, Leeds, LS20

217255778

www.letproperty.co.uk

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## **Property** Description

Our latest listing is in Otley Road, Leeds, LS20

Get instant cash flow of £2,045 per calendar month with a 5.3% Gross Yield for investors.

This property has a potential to rent for £2,600 which would provide the investor a Gross Yield of 6.8% if the rent was increased to market rate.

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

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

#### **LETPR®PERTY**





#### Otley Road, Leeds, LS20

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Property Key Features

A Portfolio of 2 FlatsFac4 BathroomsGroPrivate Garden SpacesLeaWell-Maintained PropertiesCur

Factor Fees: £0.00 Ground Rent: Freehold Lease Length: Freehold Current Rent: £2,045 Market Rent: £2,600

















## Bedrooms





## Bathroom









## Exterior







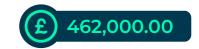






Figures based on assumed purchase price of £462,000.00 and borrowing of £346,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£115,500.00
SDLT Charge	£36,200
Legal Fees	£1,000.00
Total Investment	£152,700.00

## **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 £2,045 per calendar month but the potential market rent is  $\bigcap$ 



LETPR@PERT

Returns Based on Rental Income	£2,045	£2,600
Mortgage Payments on £346,500.00 @ 5%	£1,44	43.75
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0	.00
Ground Rent	Freehold	
Letting Fees	£204.50	£260.00
Total Monthly Costs	£1,663.25	£1,718.75
Monthly Net Income	£381.75	<del>£881.25</del>
Annual Net Income	£4,581.00	£10,575.00
Net Return	<mark>3.00%</mark>	<mark>6.93%</mark>

### Return Stress Test Analysis Report





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

Annual Net Income **£5,375.00** Adjusted To

Net Return 3.52%

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

Annual Net Income **£3,645.00** Adjusted To

Net Return

2.39%

## 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 £475,000.





## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £2,750 based on the analysis carried out by our letting team at Let Property Management.

	4 bedroom detached house	+ Add to report
HAR	Thorpe Lane, Guiseley, Leeds, LS20	
	NO LONGER ADVERTISED	
£2,750 pcm	Marketed from 7 Dec 2023 to 13 Dec 2023 (5 days) by OpenRei	nt, London
	No Agent Fees   Property Reference Number: 1917572	
	3 bedroom detached house	+ Add to report
	Bingley Road, Menston, Ilkley, LS29	
The sector and a sector	CURRENTLY ADVERTISED	
	Marketed from 11 Nov 2024 by Dacre Son & Hartley, likley	
£2,650 pcm		

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

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.



Current term of tenancy: 2 years+

Payment history: On time for length of tenancy







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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.

