


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Mabgate, Leeds LS9 7DR

217076332

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Mabgate, Leeds LS9 7DR

Get instant cash flow of **£750** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,054** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected 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...**



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## Property Key Features

**2 Bedrooms**

**2 Bathrooms, one of which is an en-suite connected to a bedroom**

**Ideal for Working Professionals**

**Shared private parking area accommodating approximately five cars**

**Likely to attract enquiries from Serious Investors & Developers**

**Factor Fees and Ground Rent: £263 pm all in**

**Lease Length: 78 years**

**Current Rent: £750**

**Market Rent: £1,054**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£8,000
Legal Fees	£1,000.00
Total Investment	£46,500.00

# Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£1,054



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	£750	£1,054
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£263.00	
Ground Rent		
Letting Fees	£75.00	£105.40
Total Monthly Costs	£821.75	£852.15
Monthly Net Income	-£71.75	£201.85
Annual Net Income	-£861.00	£2,422.20
Net Return	-1.85%	5.21%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£314.20**  
Adjusted To

Net Return                      **0.68%**

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



Annual Net Income      **£172.20**  
Adjusted To

Net Return                      **0.37%**

# 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 £157,000.

 <p>£157,000</p>	<p><b>2 bedroom apartment for sale</b></p> <p>Aspect 14</p> <p><b>NO LONGER ADVERTISED</b> <b>SOLD STC</b></p> <p>Marketed from 28 Aug 2023 to 14 Oct 2024 (412 days) by Zenko City Living, Leeds</p> <p>TWO BEDROOM AND TWO BATHROOM   ALLOCATED SECURE PARKING   EWS1 COMPLIANT   BALCONY   6TH FLOOR   ...</p> <p><a href="#">+ Add to report</a></p>
 <p>£155,000</p>	<p><b>2 bedroom apartment for sale</b></p> <p>North Crescent, Leeds</p> <p><b>CURRENTLY ADVERTISED</b></p> <p>Marketed from 15 Jul 2024 by North Property Group, Leeds</p> <p>FULLY FURNISHED   PRIME LOCATION   ROLLING TENANCY   ABUNDANCE OF NEARBY AMENITIES   RENTAL INCOM...</p> <p><a href="#">+ Add to report</a></p>



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

## 2 bedroom flat

+ Add to report

Millwright, 47 Byron Street, Leeds, LS2

NO LONGER ADVERTISED

Marketed from 29 Jun 2024 to 9 Jul 2024 (10 days) by Linley & Simpson, Leeds

Deposit free option available | Allocated parking space included | High ceilings | Large bathroom...



£1,100 pcm

## 2 bedroom apartment

+ Add to report

Lovell House, Skinner Lane, LS7 1AR

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 May 2024 to 30 Jul 2024 (83 days) by Sanderson Weatherall, Leeds

Two Bedrooms & Two Bathrooms | Convenient Location | Open Plan Living Area | Balcony | Communal G...

# 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.



**LETPROPERTY**