

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Clarke Lane, Meltham HD9

217051521











## **Property Description**

Our latest listing is in Clarke Lane, Meltham HD9

Get instant cash flow of £535 per calendar month with a 11.2% Gross Yield for investors.

This property has a potential to rent for £535 which would provide the investor a Gross Yield of 11.2% 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...







Clarke Lane, Meltham HD9



**Studio Flat** 

1 bathroom

**Well Maintained Property** 

Three Piece Bathroom

Factor Fees: 10 PM

**Ground Rent: tbc** 

Lease Length: tbc

**Current Rent: £535** 

Market Rent: £535

21705152

# Lounge





# Kitchen









# Bathroom





# **Exterior**









## **Initial Outlay**





Figures based on assumed purchase price of £57,500.00 and borrowing of £43,125.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£14,375.00** 

SDLT Charge £2,875

Legal Fees £1,000.00

Total Investment £18,250.00

## **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.

Returns Based on Rental Income	£535
Mortgage Payments on £43,125.00 @ 5%	£179.69
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£10.00
Ground Rent	tbc
Letting Fees	£53.50
Total Monthly Costs	£258.19
Monthly Net Income	£276.81
Annual Net Income	£3,321.75
Net Return	18.20%

## Return Stress Test Analysis Report





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

Annual Net Income

£2,251.75

Adjusted To

Net Return

12.34%

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

Annual Net Income

£2,459.25

Adjusted To

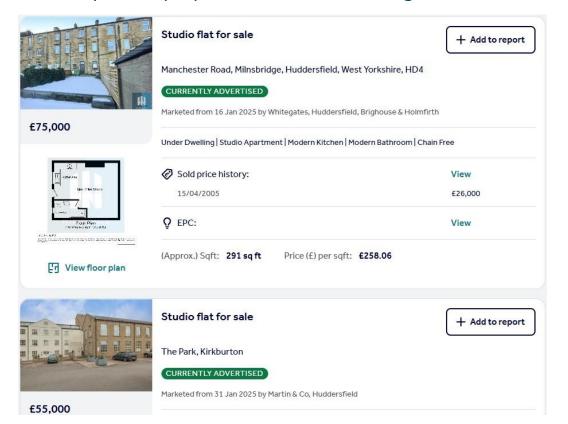
Net Return

13.48%

## Sale Comparables Report



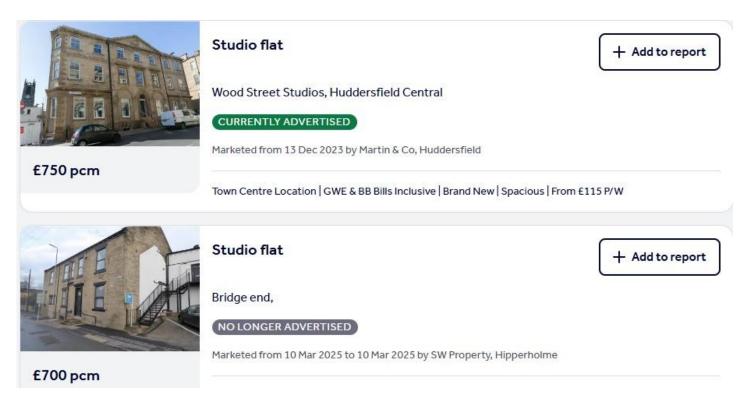
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £75,000.



## **Rent Comparables Report**



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



#### **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: N/A



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A** 



Payment history: N/A



Fully compliant tenancy: N/A

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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Clarke Lane, Meltham HD9



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.