

## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Skegoneill Avenue, Belfast, BT15

215731617











#### **Property Description**

Our latest listing is in Skegoneill Avenue, Belfast, BT15

Get instant cash flow of £4,172 per calendar month with a 7.3% Gross Yield for investors.

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...









Portfolio of 6 Flats

6 bathroom

**Well Maintained Property** 

**Easy Access to Local Amenities** 

**Factor Fees: TBC** 

**Ground Rent: TBC** 

Lease Length: TBC

Current Rent: £4,172

Skegoneill Avenue, Belfast, BT15

215731617

## Lounge









### Kitchen









### **Bedrooms**









## Bathroom









### **Exterior**









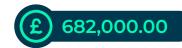
#### **Initial Outlay**





Figures based on assumed purchase price of £682,000.00 and borrowing of £511,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£170,500.00** 

SDLT Charge £58,200

Legal Fees £1,000.00

Total Investment £229,700.00

#### **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 £4,172 per calendar month.

Returns Based on Rental Income	£4,172
Mortgage Payments on £511,500.00 @ 5%	£2,131.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	tbc
Ground Rent	tbc
Letting Fees	£417.20
Total Monthly Costs	£2,563.45
Monthly Net Income	£1,608.55
Annual Net Income	£19,302.60
Net Return	8.40%

#### Return Stress Test Analysis Report





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

£10,958.60

Annual Net Income

Adjusted To

Net Return

4.77%

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income

£9,072.60

Adjusted To

Net Return

3.95%

#### 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 £320,000.



4 bedroom end of terrace house for sale

+ Add to report

18A Glandore Gardens, Belfast, BT15 3FF

NO LONGER ADVERTISED

Marketed from 25 Sep 2007 to 11 Feb 2008 (139 days) by Morris Estate Agents, Belfast

£320,000

3 bedroom terraced house for sale

+ Add to report

£209,000

Glantane Drive, Belfast, BT15

NO LONGER ADVERTISED

Marketed from 14 May 2007 to 13 Feb 2008 (274 days) by Morris Estate Agents, Belfast

#### **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



Current term of tenancy: 5 years+



Standard Tenancy Agreement In Place: **Yes** 



Payment history: On time for length of tenancy



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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Skegoneill Avenue, Belfast, BT15



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.