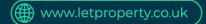


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Atherton Square, Lurgan, Craigavon, BT66 8FJ

216309167











#### **Property Description**

Our latest listing is in Atherton Square, Lurgan, Craigavon, BT66 8FJ

Get instant cash flow of £850 per calendar month with a 5.2% Gross Yield for investors.

This property has a potential to rent for £1,200 which would provide the investor a Gross Yield of 7.4% 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...







Atherton Square, Lurgan, Craigavon, BT66 8FJ



3 bedrooms

2 bathroom

Three Piece Bathroom

**Garden Ground Space** 

Factor Fees: 13 PM

**Ground Rent: TBC** 

Lease Length: TBC

**Current Rent: £850** 

Market Rent: £1,200

216309167

# **Lounge and Kitchen**







## **Bedrooms**









# Bathroom



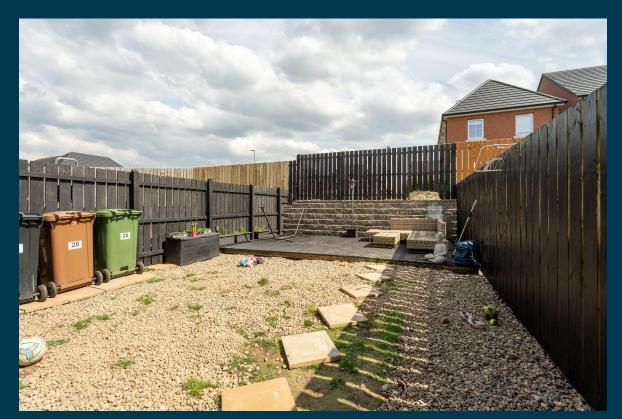






# **Exterior**









### **Initial Outlay**





Figures based on assumed purchase price of £195,500.00 and borrowing of £146,625.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£48,875.00** 

SDLT Charge £11,185

Legal Fees £1,000.00

Total Investment £61,060.00

#### **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 £850 per calendar month but the potential market rent is

Returns Based on Rental Income	£850	£1,200
Mortgage Payments on £146,625.00 @ 5%	£610.94	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	13 PM	
Ground Rent	ТВС	
Letting Fees	£85.00	£120.00
Total Monthly Costs	£710.94	£745.94
Monthly Net Income	£139.06	£454.06
Annual Net Income	£1,668.75	£5,448.75
Net Return	2.73%	8.92%

### Return Stress Test Analysis Report





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

Annual Net Income

£3,048.75

**Adjusted To** 

Net Return

4.99%

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

Annual Net Income

£2,516.25

Adjusted To

Net Return

4.12%

### 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 £199,950.



£197,500

£199,950

3 bedroom semi-detached house for sale

+ Add to report

Magherahinch Avenue, Craigavon, BT67

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Nov 2020 to 1 Apr 2021 (145 days) by Purplebricks, covering Northern Ireland



3 bedroom semi-detached house for sale

+ Add to report

Drumnagoon Park, Craigavon, BT63

NO LONGER ADVERTISED

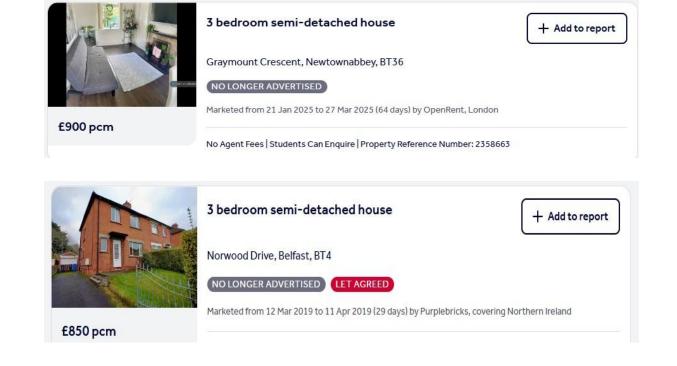
Marketed from 30 Mar 2023 to 21 Aug 2023 (143 days) by Purplebricks, covering Belfast

Master Bedroom With En-Suite Shower Room | 3 Well Proportioned Bedrooms | Large Family Living Roo...

### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £900 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.







Call us on **0141 478 0985** 



Atherton Square, Lurgan, Craigavon, BT66 8FJ

216309167

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.

