

LET PROPERTY PACK

INVESTMENT INFORMATION

Atherton Square, Lurgan,
Craigavon, BT66 8FJ

216309167

 www.letproperty.co.uk





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...



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Property Key Features

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

Lounge and Kitchen



Bedrooms



Bathroom



Exterior





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

£ 195,500.00

25% Deposit	£48,875.00
SDLT Charge	£11,185
Legal Fees	£1,000.00
Total Investment	£61,060.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 1,200



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	£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	TBC	
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

3 bedroom semi-detached house for sale

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

+ Add to report



£199,950

3 bedroom semi-detached house for sale

Drumnagoon Park, Craigavon, BT63

NO LONGER ADVERTISED

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

+ Add to report

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**.



£900 pcm

3 bedroom semi-detached house

Graymount Crescent, Newtownabbey, BT36

NO LONGER ADVERTISED

Marketed from 21 Jan 2025 to 27 Mar 2025 (64 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2358663

+ Add to report



£850 pcm

3 bedroom semi-detached house

Norwood Drive, Belfast, BT4

NO LONGER ADVERTISED LET AGREED

Marketed from 12 Mar 2019 to 11 Apr 2019 (29 days) by Purplebricks, covering Northern Ireland

+ Add to report

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**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



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