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LET PROPERTY PACK

INVESTMENT INFORMATION

Nesfield View, Leeds, LS10 3LA

218591017

() www.letproperty.co.uk





Property Description

Our latest listing is in Nesfield View, Leeds, LS10 3LA

Get instant cash flow of £800 per calendar month with a 7.4% Gross Yield for investors.

This property has a potential to rent for £1,200 which would provide the investor a Gross Yield of 8.5% 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...

LETPR®PERTY





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2 bedrooms 1 bathrooms Private Garden (front and back) Shared Private Parking

Property Key Features

Factor Fees: tbc Ground Rent: tbc Lease Length: Freehold Current Rent: £800 Market Rent: £1,200













Bedrooms





Bathroom















Figures based on assumed purchase price of £212,750.00 and borrowing of £159,562.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£53,187.50
SDLT Charge	£12,393
Legal Fees	£1,000.00
Total Investment	£66,580.00

Projected Investment Return



Our industry leading letting agency Let Property Management can provide advice on achieving full market rent. The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is



Returns Based on Rental Income	£800	£1,200
Mortgage Payments on £159,562.50 @ 5%	£664.84	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	tbc	
Ground Rent	tbc	
Letting Fees	£80.00	£120.00
Total Monthly Costs	£759.84	£799.84
Monthly Net Income	£40.16	£400.16
Annual Net Income	£481.88	£4,801.88
Net Return	<mark>0.72%</mark>	<mark>7.21%</mark>



Return Stress Test Analysis Report





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

Annual Net Income **£2,401.88** Adjusted To

Net Return 3.61%

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

Annual Net Income **£1,610.63** Adjusted To

Net Return

2.42%

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 £220,000.

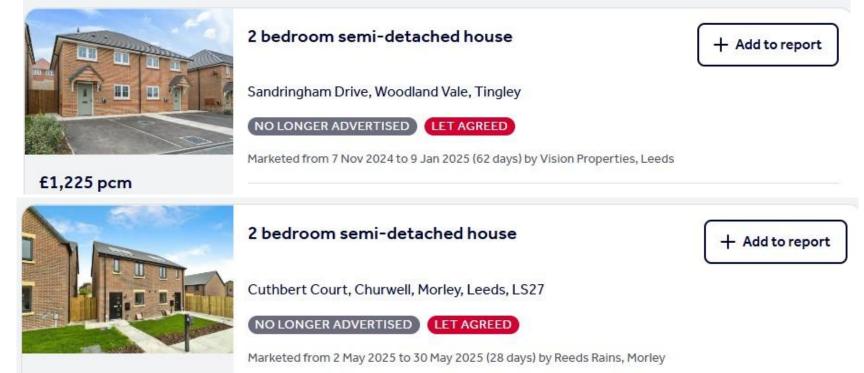




Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,225 based on the analysis carried out by our letting team at **Let Property Management**.



£1,195 pcm



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.





www.letproperty.co.uk

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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.

