

LET PROPERTY PACK

INVESTMENT INFORMATION

Birch Lane, Manchester,
M13 0NW

217562941

 www.letproperty.co.uk





Property Description

Our latest listing is in Birch Lane, Manchester, M13 0NW

This property has a potential to rent for **£1,059** which would provide the investor a Gross Yield of **8.8%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

Don't miss out on this fantastic investment opportunity...



Birch Lane, Manchester,
M13 0NW

217562941



Property Key Features

2 Bedrooms

1 Bathroom

Shared Private Parking

Private Rear Garden

Factor Fees: £60.00 PM

Ground Rent: £2.00 PM

Lease Length: 110 years

Market Rent: £1,059

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £144,000.00 and borrowing of £108,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 144,000.00

25% Deposit	£36,000.00
SDLT Charge	£7,580
Legal Fees	£1,000.00
Total Investment	£44,580.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,059
Mortgage Payments on £108,000.00 @ 5%	£450.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£60.00
Ground Rent	£2.00
Letting Fees	£105.90
Total Monthly Costs	£632.90
Monthly Net Income	£426.10
Annual Net Income	£5,113.20
Net Return	11.47%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,995.20**
Adjusted To

Net Return **6.72%**

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

Annual Net Income **£2,977.20**
Adjusted To

Net Return **6.68%**

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 £150,000.



£150,000

2 bedroom apartment for sale

+ Add to report

Dickenson Road, Manchester, Greater Manchester, M14

NO LONGER ADVERTISED

Marketed from 2 May 2024 to 1 Apr 2025 (333 days) by Reeds Rains, Didsbury

Attention Landlords (Cash Buyers Only) Are you looking to expand your portfolio or get your first...



£145,000

2 bedroom apartment for sale

+ Add to report

Central Avenue, Levenshulme, Manchester, M19

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Feb 2024 to 15 Jul 2024 (160 days) by Peter Anthony, Manchester

Two Double Bedrooms | Top Floor Apartment | High Sought After Location | Secure Residents Parking...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

2 bedroom flat

Dickenson Road, Manchester, M13

NO LONGER ADVERTISED

Marketed from 26 Jun 2024 to 9 Aug 2024 (44 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2080758

+ Add to report



£1,127 pcm

2 bedroom flat

Thorn House, Fallowfield, Manchester

NO LONGER ADVERTISED

Marketed from 8 Oct 2024 to 1 Apr 2025 (175 days) by Buraq Estates, Manchester

2 Bedroom Flat | 1 Bathroom | Available from 1st July 2025 | ref: 92528

+ Add to report



www.letproperty.co.uk

Birch Lane, Manchester, M13 0NW

217562941

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.



LETPROPERTY