

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

East Street, Leeds, LS9

219543201









## **Property Description**

Our latest listing is in East Street, Leeds, LS9

Get instant cash flow of £875 per calendar month with a 7.2% Gross Yield for investors.

This property has a potential to rent for £983 which would provide the investor a Gross Yield of 8.1% 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...







East Street, Leeds, LS9



1 bedroom

1 bathroom

**Spacious Room** 

Large Kitchen

Factor Fees: £184 pm

Ground Rent: £16 pm

Lease Length: 127 years

**Current Rent: £875** 

Market Rent: £983

# Lounge









# **Kitchen**









## **Bedrooms**









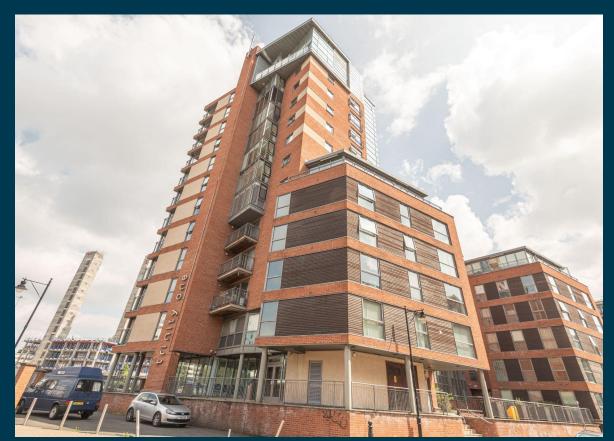
# Bathroom





# **Exterior**









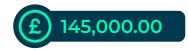
## **Initial Outlay**





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£36,250.00** 

SDLT Charge £7,650

Legal Fees £1,000.00

Total Investment £44,900.00

## **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 £875 per calendar month but the potential market rent is

	007
(上)	983

Returns Based on Rental Income	£875	£983
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£184.00	
Ground Rent	£16.00	
Letting Fees	£87.50	£98.30
Total Monthly Costs	£755.63	£766.43
Monthly Net Income	£119.38	£216.58
Annual Net Income	£1,432.50	£2,598.90
Net Return	3.19%	<b>5.79</b> %

## Return Stress Test Analysis Report





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

£632.90

Annual Net Income

**Adjusted To** 

Net Return

1.41%

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

Annual Net Income

Adjusted To

Net Return

1.37%

£615.90

## 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 £165,000.



#### 1 bedroom apartment for sale

1 bedroom apartment for sale

+ Add to report

+ Add to report

East Street, Leeds, LS9

#### NO LONGER ADVERTISED

Marketed from 22 May 2023 to 8 Feb 2024 (261 days) by Purplebricks, covering Leeds





NO LONGER ADVERTISED

Trinity One, East Street, Leeds, West Yorkshire, LS9

Marketed from 25 Sep 2024 to 20 Nov 2024 (56 days) by Care 4 Properties, Leeds

£135,000

### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £985 based on the analysis carried out by our letting team at **Let Property Management**.



#### 1 bedroom apartment

+ Add to report

Phoenix, Saxton Lane

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 May 2024 to 23 May 2024 (8 days) by North Property Group, Leeds





+ Add to report



£975 pcm

Saxton, The Avenue, Leeds, West Yorkshire, LS9

CURRENTLY ADVERTISED

LET AGREED

Marketed from 4 Jul 2025 by Linley & Simpson, Leeds

#### **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** 

East Street, Leeds, LS9



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.