

LET PROPERTY PACK

INVESTMENT INFORMATION

Turner Avenue, Failsworth, M35 OLB

220633570











Property Description

Our latest listing is in Turner Avenue, Failsworth, M35 OLB

Get instant cash flow of £1,800 per calendar month with a 7.3% Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Turner Avenue, Failsworth, M35 OLB



5 bedroom

2 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,800

220633570

Lounge









Kitchen







Bedrooms









Bathroom







Exterior









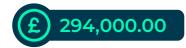
Initial Outlay





purchase price of £294,000.00 and borrowing of £220,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£73,500.00**

SDLT Charge £19,400

Legal Fees £1,000.00

Total Investment £93,900.00

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 £1,800 per calendar month but the potential market rent is



Returns Based on Rental Income	£1,800
Mortgage Payments on £220,500.00 @ 5%	£918.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£180.00
Total Monthly Costs	£1,113.75
Monthly Net Income	£686.25
Annual Net Income	£8,235.00
Net Return	8.77%

Return Stress Test Analysis Report





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

Annual Net Income

£4,635.00

Adjusted To

Net Return

4.94%

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

Annual Net Income

£3,825.00

Adjusted To

Net Return

4.07%

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 £325,000.





Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,300 based on the analysis carried out by our letting team at **Let Property**Management.





5 bedroom semi-detached house

+ Add to report

St. Marys Road, Manchester, Greater Manchester, M40

NO LONGER ADVERTISED

Marketed from 3 Jan 2025 to 4 Jan 2025 by Reeds Rains, Manchester

Current Tenant Profile



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: **Moved in** within the last 2 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**

Turner Avenue, Failsworth, M35 OLB



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.