

LET PROPERTY PACK

INVESTMENT INFORMATION

Dun Fields, Sheffield, S3

221764331

 www.letproperty.co.uk





Property Description

Our latest listing is in Dun Fields, Sheffield, S3

Get instant cash flow of **£2,335** per calendar month with a **10.2%** Gross Yield for investors.

This property has a potential to rent for **£2,390** which would provide the investor a Gross Yield of **10.4%** 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

4 Bedrooms

4 Ensuite Bathrooms

Well-Equipped Kitchen

HMO Investment

Factor Fees: £163.30 PM

Ground Rent: £24.50 PM

Lease Length: 988 years

Current Rent: £2,335

Market Rent: £2,390

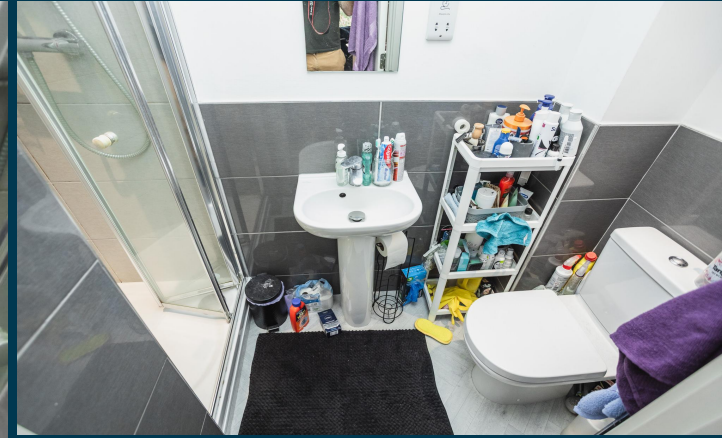
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £276,000.00 and borrowing of £207,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 276,000.00

25% Deposit	£69,000.00
SDLT Charge	£17,600
Legal Fees	£1,000.00
Total Investment	£87,600.00

Projected Investment Return



The monthly rent of this property is currently set at £2,335 per calendar month but the potential market rent is

£ 2,390



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



Returns Based on Rental Income	£2,335	£2,390
Mortgage Payments on £207,000.00 @ 5%	£862.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£163.30	
Ground Rent	£24.50	
Letting Fees	£233.50	£239.00
Total Monthly Costs	£1,298.80	£1,304.30
Monthly Net Income	£1,036.20	£1,085.70
Annual Net Income	£12,434.40	£13,028.40
Net Return	14.19%	14.87%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,248.40**
Adjusted To

Net Return **9.42%**

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

Annual Net Income **£9,182.40**
Adjusted To

Net Return **10.48%**

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**



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.



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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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