

LET PROPERTY PACK

INVESTMENT INFORMATION

Creswell Avenue, Preston, PR2

222042172











Property Description

Our latest listing is in Creswell Avenue, Preston, PR2

Get instant cash flow of £775 per calendar month with a 6.2% Gross Yield for investors.

This property has a potential to rent for £1,015 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 perfect 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...







Creswell Avenue, Preston, PR2



Property Key Features

3 Bedrooms

2 Bathrooms

Open-Plan Lounge and Dining Area

Fully-Equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £775

Market Rent: £1,015

222042172

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









Initial Outlay





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£37,500.00**

SDLT Charge £8,000

Legal Fees £1,000.00

Total Investment £46,500.00

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 £775 per calendar month but the potential market rent is

Returns Based on Rental Income	£775	£1,015
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£77.50	£101.50
Total Monthly Costs	£561.25	£585.25
Monthly Net Income	£213.75	£429.75
Annual Net Income	£2,565.00	£5,157.00
Net Return	5.52%	11.09%

Return Stress Test Analysis Report





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

Annual Net Income

£3,127.00

Adjusted To

Net Return

6.72%

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

Annual Net Income

£2,907.00

Adjusted To

Net Return

6.25%

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 £265,000.



£265,000



£220,000

3 bedroom terraced house for sale

Cottam Way, Cottam, Preston, Lancashire, PR4 0AZ

NO LONGER ADVERTISED

Marketed from 2 Oct 2024 to 2 Oct 2024 by Barratt Homes

3 bedroom terraced house for sale

Hobby Street, Preston, PR4

NO LONGER ADVERTISED

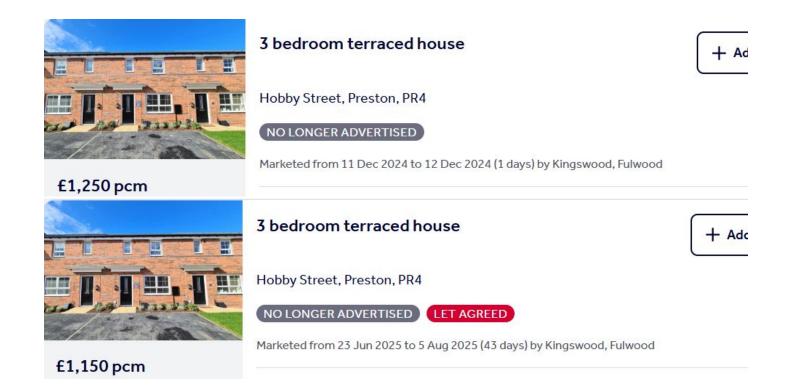
Marketed from 9 Oct 2024 to 7 Apr 2025 (180 days) by Kingswood, Fulwood



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



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** 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**



Creswell Avenue, Preston, PR2



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.