

LET PROPERTY PACK

INVESTMENT INFORMATION

Foxlair Road Manchester,
M22

204061915

 www.letproperty.co.uk





Property Description

Our latest listing is in Foxlair Road Manchester, M22

Get instant cash flow of **£550** per calendar month with a **3.4%** Gross Yield for investors.

This property has a potential to rent for **£1,300** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Foxlair Road Manchester,
M22

204061915



Property Key Features

3 bedrooms

1 bathroom

Good Condition

Garden Ground

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £550

Market Rent: £1,300

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £195,000 and borrowing of £146,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 195,000.00

25% Deposit	£48,750.00
SDLT Charge	£5,850
Legal Fees	£1,000.00
Total Investment	£55,600.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 1,300

Returns Based on Rental Income	£550	£1,300
Mortgage Payments on £146,250.00 @ 5%	£609.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£55.00	£130.00
Total Monthly Costs	£679.38	£754.38
Monthly Net Income	-£129.38	£545.63
Annual Net Income	-£1,552.50	£6,547.50
Net Return	-2.79%	11.78%

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,947.50**
Adjusted To

Net Return **7.10%**

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

Annual Net Income **£3,622.50**
Adjusted To

Net Return **6.52%**

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 £173,000.



£175,000

3 bedroom terraced house for sale

Cotefield Road, Woodhouse Park, Manchester

+ Add to report

NO LONGER ADVERTISED SOLD STC

Superb Family Home | Three Bedrooms | Unfurnished | Modern Kitchen | Spacious Lounge | Off Road P...

SOLD PRICE HISTORY

20 May 2021	£173,000
22 Sep 2000	£69,995

Marketed from 6 Jul 2020 to 25 May 2021 (322 days) by Hampshires Sales & Lettings Ltd, Heald Green



£200,000

Floorplan

3 bedroom terraced house for sale

Greatfield Road, Wythenshawe, M22

+ Add to report

CURRENTLY ADVERTISED SOLD STC

NO CHAIN | Modern throughout | Large plot | Off road parking for 2/3 vehicles | Garden room...

SOLD PRICE HISTORY

12 Oct 2017	£115,000
1 Jun 2006	£98,000

Marketed from 29 Mar 2023 by Admove, Altrincham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,800 pcm

3 bedroom terraced house

Clarendon Road, Sale, M33

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 2013936

Marketed from 25 Mar 2024 to 2 Apr 2024 (7 days) by OpenRent, London



£1,750 pcm

3 bedroom house

Regan Avenue, Chorlton

+ Add to report

NO LONGER ADVERTISED






Available Now | Three bedroom semi detached | Well presented fully furnished | Off Road parking f...

SOLD PRICE HISTORY

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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **3 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.



www.letproperty.co.uk

Foxlair Road Manchester, M22

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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