

LET PROPERTY PACK

INVESTMENT INFORMATION

Cross Green Lane, Leeds,
LS9

221408896

 www.letproperty.co.uk





Property Description

Our latest listing is in Cross Green Lane, Leeds, LS9

Get instant cash flow of **£1,095** per calendar month with a **11.7%** Gross Yield for investors.

This property has a potential to rent for **£1,100** which would provide the investor a Gross Yield of **11.8%** 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...



Cross Green Lane, Leeds,
LS9

221408896



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Well-Maintained Property

Factor Fees: £330.00 PM

Ground Rent: £27.90 PM

Lease Length: 132 years

Current Rent: £1,095

Market Rent: £1,100

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £112,000.00 and borrowing of £84,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 112,000.00

25% Deposit	£28,000.00
SDLT Charge	£5,600
Legal Fees	£1,000.00
Total Investment	£34,600.00

Projected Investment Return



The monthly rent of this property is currently set at £1,095 per calendar month but the potential market rent is

£ 1,100



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



Returns Based on Rental Income	£1,095	£1,100
Mortgage Payments on £84,000.00 @ 5%	£350.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£330.00	
Ground Rent	£27.90	
Letting Fees	£109.50	£110.00
Total Monthly Costs	£832.40	£832.90
Monthly Net Income	£262.60	£267.10
Annual Net Income	£3,151.20	£3,205.20
Net Return	9.11%	9.26%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,005.20**
Adjusted To

Net Return **2.91%**

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

Annual Net Income **£1,860.00**
Adjusted To

Net Return **5.38%**

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 £145,000.



£145,000

2 bedroom flat for sale

Bouverie Court, Leeds, LS9

NO LONGER ADVERTISED

Marketed from 22 Apr 2024 to 27 May 2025 (399 days) by Let Property Sales & Management, Glasgo

+ Add to re



£145,000

2 bedroom flat for sale

ECHO CENTRAL ONE, CROSS GREEN LANE, LEEDS, WEST YORKSHIRE, LS9

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Dec 2023 to 26 Jan 2024 (44 days) by Linley & Simpson, Leeds

+ Add to rep

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom flat

Echo Central Two, Cross Green Lane, Leeds, LS9

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Mar 2024 to 23 May 2024 (58 days) by Linley & Simpson, Leeds

+ Add to report



£1,050 pcm

2 bedroom flat

Echo Central Two, Cross Green Lane, Leeds, LS9

NO LONGER ADVERTISED

Marketed from 22 Jul 2025 to 25 Jul 2025 (3 days) by Linley & Simpson, Leeds

+ Add to report

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: **4 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.



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221408896

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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