

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Wharf End M17

198750165

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Wharf End M17

Get instant cash flow of **£1,400** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **6.9%** 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...**



Wharf End M17

198750165



## Property Key Features

**2 bedrooms**

**2 bathrooms**

**Open Plan Lounge**

**Three piece bathroom and  
ensuite**

**Factor Fees: £0.00**

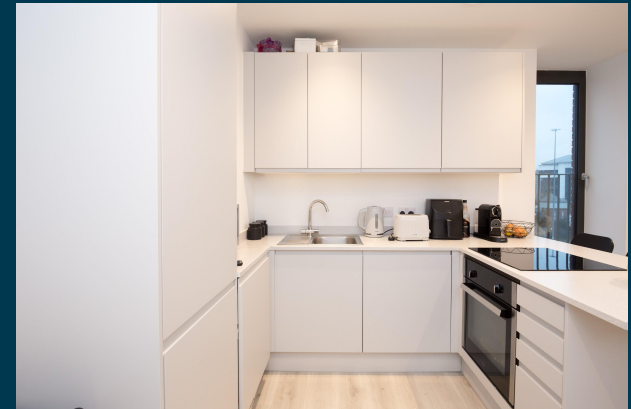
**Current Rent: £1,400**

**Market Rent: £1,500**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £260,000 and borrowing of £195,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 260,000.00

25% Deposit	£65,000.00
Stamp Duty ADS @ 6%	£15,600.00
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£81,600.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £1,400 per calendar month but the potential market rent is

£ 1,500

Returns Based on Rental Income	£1,400	£1,500
Mortgage Payments on £195,000.00 @ 5%	£812.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£140.00	£150.00
<b>Total Monthly Costs</b>	<b>£967.50</b>	<b>£977.50</b>
<b>Monthly Net Income</b>	<b>£432.50</b>	<b>£522.50</b>
<b>Annual Net Income</b>	<b>£5,190.00</b>	<b>£6,270.00</b>
<b>Net Return</b>	<b>6.36%</b>	<b>7.68%</b>

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      **£3,270.00**  
Adjusted To

Net Return                      **4.01%**

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

Annual Net Income      **£2,370.00**  
Adjusted To

Net Return                      **2.90%**

# 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 £275,000.



£275,000

## 2 bedroom apartment for sale

Apartment 601, The Boathouse

+ Add to report

NO LONGER ADVERTISED

Private Residents' Garden | Ready to move in | Waterside Development | Parking Available (to sele...

Marketed from 20 Oct 2021 to 20 Jan 2022 (91 days) by JLL, Manchester New Homes



£275,000

## 2 bedroom apartment for sale

Apartment 104

+ Add to report

NO LONGER ADVERTISED

Large Private Balcony | Ready to move in | Waterside Development | Parking Available (to selected...

Marketed from 20 May 2022 to 11 Aug 2022 (83 days) by JLL, Manchester New Homes

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm

## 2 bedroom flat

Lightbox, Media City Uk, Salford, M50

+ Add to report

CURRENTLY ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1861066

Marketed from 7 Nov 2023 by OpenRent, London



£1,600 pcm

## 2 bedroom flat

City Lofts, 94 The Quays, Salford Quays

+ Add to report

NO LONGER ADVERTISED






Available 28/09/2023 Stunning two bedroom apartment situated on the 18th floor of City Lofts. The...

Marketed from 18 Jul 2023 to 26 Aug 2023 (39 days) by George Adams (Estate Agents) Ltd, Manchester

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



[www.letproperty.co.uk](http://www.letproperty.co.uk)

Wharf End M17

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.



**LETPROPERTY**