

LET PROPERTY PACK

INVESTMENT INFORMATION

Hillend Road Manchester,
M23 0RP

201260013

 www.letproperty.co.uk





Property Description

Our latest listing is in Hillend Road Manchester, M23 0RP

Get instant cash flow of **£1,120** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **5.9%** 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...



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Property Key Features

3 bedrooms

1 bathroom

Three Piece Bathroom

Garden Ground

Rent inclusive of Bills:

**Two Larger Bedrooms are £430
each**

The Smaller Bedroom is £350

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £1,120

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £245,000.00 and borrowing of £183,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 245,000.00

25% Deposit	£61,250.00
SDLT Charge	£7,350
Legal Fees	£1,000.00
Total Investment	£69,600.00

Projected Investment Return



The monthly rent of this property is currently set at £1,120 per calendar month but the potential market rent is

£ 1,200

Returns Based on Rental Income	£1,120	£1,200
Mortgage Payments on £183,750.00 @ 5%	£765.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£112.00	£120.00
Total Monthly Costs	£892.63	£900.63
Monthly Net Income	£227.38	£299.38
Annual Net Income	£2,728.50	£3,592.50
Net Return	3.92%	5.16%

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 **£1,192.50**
Adjusted To

Net Return **1.71%**

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

Annual Net Income **-£82.50**
Adjusted To

Net Return **-0.12%**

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.



3 bedroom end of terrace house for sale
Orton Road, Manchester, Greater Manchester, M23

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Three Bedroom End Terrace | Scope to Extend Subject To Planning Permission | Living Room | Open-P...

£265,000



SOLD PRICE HISTORY	
6 Oct 2022	£275,000
14 Dec 2018	£191,000
9 Nov 2012	£115,000

Marketed from 26 Apr 2022 to 6 Oct 2022 (163 days) by Reeds Rains, Sale



3 bedroom end of terrace house for sale
Greenham Road, Wythenshawe

+ Add to report

NO LONGER ADVERTISED

No chain | Immaculate throughout | Three bedrooms | Spacious reception room | Modern fitted kitc...

£260,000



SOLD PRICE HISTORY	
11 Aug 2023	£263,000
12 Jun 2020	£192,000
28 Jul 2017	£95,000

Marketed from 16 Sep 2022 to 9 Nov 2022 (53 days) by Thompson's Estate Agents, Broadheath

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,750 based on the analysis carried out by our letting team at **Let Property Management**.



£1,795 pcm

3 bedroom semi-detached house

Woodhouse Lane East, Timperley, Altrincham, WA15

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1641537

Marketed from 2 Mar 2023 to 12 Mar 2023 (9 days) by OpenRent. London



£1,750 pcm

3 bedroom semi-detached house

Whitehaven Gardens, Didsbury, Manchester

+ Add to report

NO LONGER ADVERTISED LET AGREED

Available Now | Three Bedrooms | Two Bathrooms | Two Reception Rooms |
Conservatory | Ideal Famil...

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**



Current term of tenancy: **0-2 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.



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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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