

LET PROPERTY PACK

INVESTMENT INFORMATION

Malvern Road Leeds, LS11

203742246

 www.letproperty.co.uk





Property Description

Our latest listing is in Malvern Road Leeds, LS11

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.3%** 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...



Malvern Road Leeds, LS11

203742246



Property Key Features

3 bedrooms

2 bathrooms

Four Piece Bathroom

Rear Garden

Factor Fees: £0

Ground Rent: N/A

Lease Length: N/A

Current Rent: VACANT

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 145,000.00

25% Deposit	£36,250.00
SDLT Charge	£4,350
Legal Fees	£1,000.00
Total Investment	£41,600.00

Projected Investment Return

The potential market rent per calendar month of this property is currently set at

£ 1,000



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.



Returns Based on Rental Income	£1,000
Mortgage Payments on £108,750.00 @ 5%	£453.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	N/A
Letting Fees	£100.00
Total Monthly Costs	£568.13
Monthly Net Income	£431.88
Annual Net Income	£5,182.50
Net Return	12.46%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,182.50**
Adjusted To

Net Return **7.65%**

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

Annual Net Income **£3,007.50**
Adjusted To

Net Return **7.23%**

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

3 bedroom end of terrace house for sale
Malvern Rise, Leeds, LS11

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

3 Bed End Terrace | Lounge & Dining Kitchen | Guest WC | 3 Good Size Bedrooms | Bathroom with 3 P...

SOLD PRICE HISTORY

20 May 2022	£145,000
7 Sep 2018	£115,000
29 Sep 2014	£75,000

Marketed from 6 Jan 2022 to 18 Aug 2022 (224 days) by Whitegates, South Leeds



£110,000



3 bedroom terraced house for sale
Malvern Road, Leeds, West Yorkshire

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Three bedroom mid-terrace | Enclosed gardens to rear | PVCu double-glazed & gas centrally heated ...

SOLD PRICE HISTORY

4 Dec 2020	£111,000
------------	----------

Marketed from 30 Sep 2020 to 4 Dec 2020 (64 days) by Manning Stainton, Beeston

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,495 based on the analysis carried out by our letting team at **Let Property Management**.



£1,495 pcm

3 bedroom semi-detached house

Oldroyds Crescent, Leeds, LS11

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1742252

Marketed from 21 Jun 2023 to 3 Sep 2023 (73 days) by OpenRent, London



£1,482 pcm

3 bedroom semi-detached house

Kelso Gardens, Hyde Park, Leeds

+ Add to report

NO LONGER ADVERTISED

EPC-D | £114.00 pppw | 01-09-2023 | Open plan living | Permit parking | Equal Bedrooms

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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

Malvern Road Leeds, LS11

203742246

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