

LET PROPERTY PACK

INVESTMENT INFORMATION

Norman Street
Manchester, M12

205277252

 www.letproperty.co.uk





Property Description

Our latest listing is in Norman Street Manchester, M12

Get instant cash flow of **£1,000** per calendar month with a **9.6%** Gross Yield for investors.

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

Resent Refurb

A Brand New Roof

Factor Fees: £0

Ground Rent: N/A

Lease Length: TBC

Current Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 125,000.00

25% Deposit	£31,250.00
SDLT Charge	£3,750
Legal Fees	£1,000.00
Total Investment	£36,000.00

Projected Investment Return



Monthly rent of this property is currently set per calendar month at

£ 1000



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 £93,750.00 @ 5%	£390.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	N/A
Letting Fees	£100.00
Total Monthly Costs	£505.63
Monthly Net Income	£494.38
Annual Net Income	£5,932.50
Net Return	16.48%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,492.50**
Adjusted To

Net Return **9.70%**

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

Annual Net Income **£3,517.50**
Adjusted To

Net Return **9.77%**

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 £220,000.



4 bedroom terraced house for sale
Coalburn Street, Manchester, M12

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Close To Public Transport | Shops & Amenities Nearby | EXTENDED KITCHEN | ENCLOSED REAR GARDEN | ...

£180,000

 Floorplan

SOLD PRICE HISTORY

18 Feb 2022	£220,000
26 Jan 2001	£24,000



2 bedroom end of terrace house for sale
Bracewell Close, Manchester, M12

+ Add to report

CURRENTLY ADVERTISED

Great Location | Two Bedrooms | Allocated Parking To Front | Enclosed Rear Garden | Great Investm...

£180,000

 Floorplan

SOLD PRICE HISTORY

14 Oct 2020	£130,000
11 Aug 2017	£98,000
27 Jun 2008	£120,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

3 bedroom detached house

Scenic Street, Manchester, M18

+ Add to report

NO LONGER ADVERTISED LET AGREED

Brand new to the rental market | Ready to move in | Fully furnished | Decorated by an interior de...

Marketed from 2 Jan 2024 to 2 Mar 2024 (60 days) by Bridgfords Lettings, Denton



£1,950 pcm

3 bedroom semi-detached house

Scenic Way, Manchester, M18

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Property Reference Number: 1939418

Marketed from 5 Jan 2024 to 4 Feb 2024 (30 days) by OpenRent, London

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.



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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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