

LET PROPERTY PACK

INVESTMENT INFORMATION

Norman Street Manchester, M12

205277252











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...









3 Bedrooms

1 Bathroom

Resent Refurb

A Brand New Roof

Factor Fees: £0

Ground Rent: N/A

Lease Length: TBC

Current Rent: £1,000

Norman Street Manchester, M12

205277252

Lounge





Kitchen

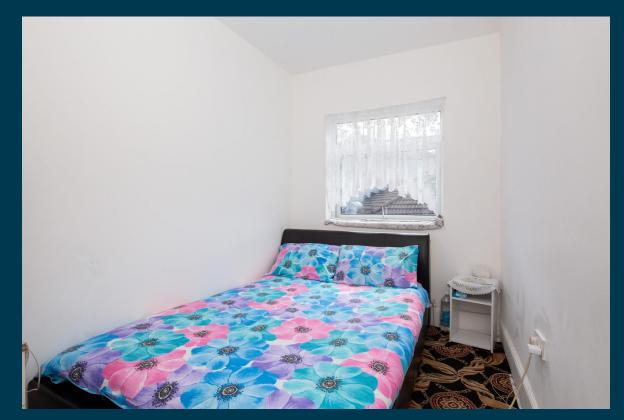






Bedrooms



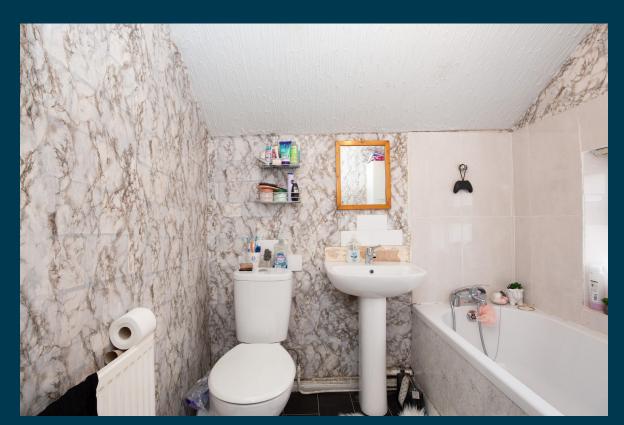






Bathroom







Exterior





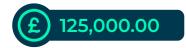
Initial Outlay





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



25% Deposit **£31,250.00**

SDLT Charge £3,750

Legal Fees £1,000.00

Total Investment £36,000.00

Projected Investment Return





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.

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

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

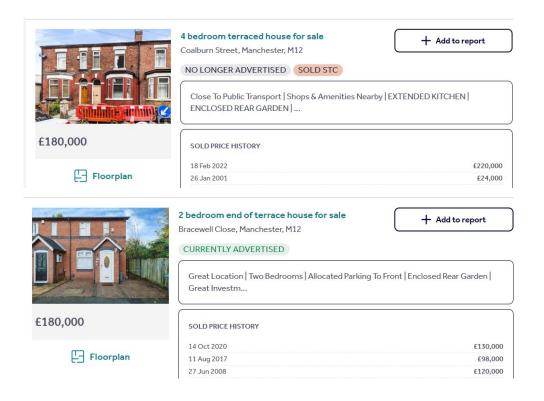
Net Return

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.



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

NO LONGER ADVERTISED

LET AGREED

Brand new to the rental market \mid Ready to move in \mid Fully furnished \mid 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

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1939418

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

+ Add to report

+ Add to report

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: 3 years+



Standard Tenancy Agreement In Place: **YES**



Payment history: On time for length of tenancy



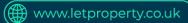
Fully compliant tenancy: YES

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.







Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

Norman Street Manchester, M12



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.