

LET PROPERTY PACK

INVESTMENT INFORMATION

Bouverie Court Leeds, LS9
8LB

205063581

 www.letproperty.co.uk





LET PROPERTY



Property Description

Our latest listing is in Bouverie Court Leeds, LS9 8LB

Get instant cash flow of **£1,100** per calendar month with a **8.0%** Gross Yield for investors. This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.4%** 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

2 bedroom

2 bathroom Modern

Kitchen Fittings

**Close proximity to valuable
amenities**

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 136 years

Current Rent: £1,100

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £165,000.00 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 165,000.00

25% Deposit	£41,250.00
SDLT Charge	£9,050
Legal Fees	£ 1,000.00
Total Investment	£51,300.00

Projected Investment Return



LET PROPERTY



The monthly rent of this property is currently set at £1,100 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£1,100	£1,150
Mortgage Payments on £123,750.00 @ 5%	£515.63	
Est. Building Cover (Insurance)	£ 15.00	
Approx. Factor Fees	TBC	
Ground Rent		TBC
Letting Fees	£110.00	£115.00
Total Monthly Costs	£640.63	£645.63
Monthly Net Income	£459.38	£504.38
Annual Net Income	£5,512.50	£6,052.50
Net Return	10.75%	11.80%

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	£3,752.50
Adjusted To	
Net Return	7.31%

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

Annual Net Income	£3,577.50
Adjusted To	
Net Return	6.97%

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 £170,000.



£170,000

 Floorplan

2 bedroom apartment for sale

Bouverie Court

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Top floor apartment | Two double bedrooms | Two bathrooms | Allocated parking |
Balcony | Views t...

SOLD PRICE HISTORY

20 Nov 2020

£160,000

22 Jun 2007

£169,995



£169,950

2 bedroom flat for sale

Bouverie Court, Leeds

+ Add to report

NO LONGER ADVERTISED

Two Double Bedrooms | Well Presented Apartment | Allocated Parking Space | Close To Motorway Netw...

SOLD PRICE HISTORY

25 Oct 2013

£95,000

5 Oct 2007

£185,495

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

2 bedroom apartment

Bouverie Court, Leeds

+ Add to report

NO LONGER ADVERTISED

Two Double Bedrooms | Top Floor | Secluded development | On site caretaker | Allocated Parking Sp...

Marketed from 13 Sep 2023 to 13 Sep 2023 by The Estate Agency Leeds, Leeds



£1,200 pcm

2 bedroom apartment

Bouverie Court Cross Green Lane City Centre

+ Add to report

NO LONGER ADVERTISED | LET AGREED

Well-presented Apartment | Furnished to a High Standard | Spacious Living Accommodation | Two Dou...

SOLD PRICE HISTORY

25 Oct 2013

£95,000

5 Oct 2007

£185,495

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: **Moved in within the last 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.



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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.