

LET PROPERTY PACK

INVESTMENT INFORMATION

Alexandra Road South
Manchester, M16 8NZ

208791563

 www.letproperty.co.uk





Property Description

Our latest listing is in Alexandra Road South Manchester, M16 8NZ

Get instant cash flow of **£900** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£1,055** which would provide the investor a Gross Yield of **6.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...



Alexandra Road South
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Property Key Features

2 bedroom

1 bathroom

Great Condition

Close proximity to valuable amenities

Factor Fees: £110.00

Ground Rent: £165.00

Lease Length: 999

Current Rent: £900

Market Rent: £1,055

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £201,000.00 and borrowing of £150,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 201,000.00

25% Deposit	£50,250.00
SDLT Charge	£6,030
Legal Fees	£1,000.00
Total Investment	£57,280.00

Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 1,055

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	£900	£1,055
Mortgage Payments on £150,750.00 @ 5%	£628.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£110.00	
Ground Rent	£165.00	
Letting Fees	£90.00	£105.50
Total Monthly Costs	£1,008.13	£1,023.63
Monthly Net Income	-£108.13	£31.38
Annual Net Income	-£1,297.50	£376.50
Net Return	-2.27%	0.66%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£1,733.50**

Net Return **-3.03%**

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

Annual Net Income Adjusted To **-£658.50**

Net Return **-1.15%**

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 £165,000.



£165,000

2 bedroom apartment for sale

Alexandra Road South, Manchester, Greater Manchester, M16

+ Add to report

NO LONGER ADVERTISED

2 Double Bedrooms | Good Size Living Room | Modern Kitchen | Council Tax band B | Leasehold 978 y...

Marketed from 3 Mar 2023 to 14 Feb 2024 (348 days) by Reeds Rains, Didsbury



£165,000

2 bedroom flat for sale

Park Lodge, 7-9 Alexandra Road South, Whalley Range, Manchester, M16

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

- Spacious two bedroom apartment | - Ground Floor

Marketed from 23 Dec 2020 to 1 Oct 2021 (282 days) by Bridgfords, Chorlton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

2 bedroom apartment

Orban Whalley Range

+ Add to report

CURRENTLY ADVERTISED

VIDEO TOUR AVAILABLE | Second Floor Apartment | Two Luxury Bathrooms | High Specification Fitted ...

Marketed from 23 Jul 2024 by Buckley Frayne, Manchester



£1,300 pcm

2 bedroom apartment

Withington Road, £1300pcm

+ Add to report

NO LONGER ADVERTISED

2 Bedrooms | Apartment | Whalley Range | Some Furniture/White Goods | 1 Bathroom/shower Room | Sh...

SOLD PRICE HISTORY






4 Sep 2017

£340,000

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: **4 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?

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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