

LET PROPERTY PACK

INVESTMENT INFORMATION

Cross Green Lane, Leeds,
LS9

208856704

 www.letproperty.co.uk





Property Description

Our latest listing is in Cross Green Lane, Leeds, LS9 8FG

Get instant cash flow of **£1,150** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

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...



Cross Green Lane, Leeds,
LS9 8FG

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Property Key Features

2 Bedroom

2 Bathroom

Spacious Lounge Area

Three Piece Bathroom

Factor Fees: £239.33

Ground Rent: £16.66

Lease Length: 980 years

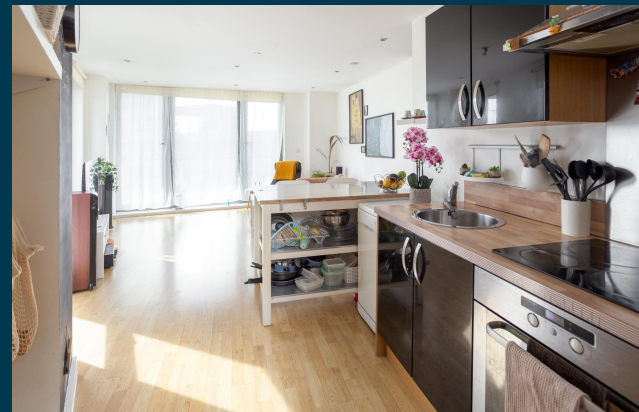
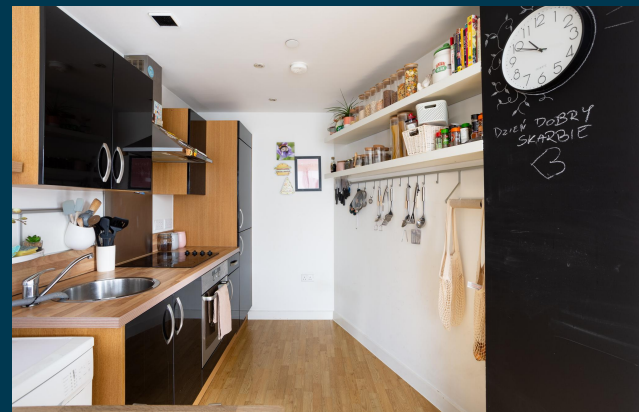
Current Rent: £1,150

Market Rent: £1,400

Lounge



Kitchen



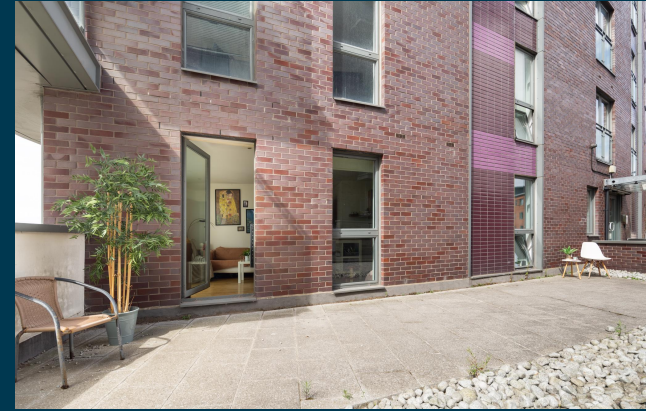
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £230,000.00 and borrowing of £172,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 230,000.00

25% Deposit	£57,500.00
Stamp Duty ADS @ 6%	£13,800.00
LBTT Charge	£1,700
Legal Fees	£1,000.00
Total Investment	£74,000.00

Projected Investment Return



The monthly rent of this property is currently set at £1,150 per calendar month but the potential market rent is

£ 1,400

Returns Based on Rental Income	£1,150	£1,400
Mortgage Payments on £172,500.00 @ 5%	£718.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£239.33	
Ground Rent	£16.66	
Letting Fees	£115.00	£140.00
Total Monthly Costs	£1,104.74	£1,129.74
Monthly Net Income	£45.26	£270.26
Annual Net Income	£543.12	£3,243.12
Net Return	0.73%	4.38%

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 **£443.12**
Adjusted To

Net Return **0.60%**

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





Annual Net Income **-£6.96**
Adjusted To

Net Return **-0.01%**

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 £250,000.

 <p>£250,000</p>	<h3>2 bedroom flat for sale</h3> <p>Boyds Mill, Leeds, LS9</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 3 Jul 2024 by Northwood, Chapel Allerton</p> <p>Stunning Complex Grade II Listed Building First Floor High Specification Sonos Speakers I...</p> <p> Floor plan: View</p>	+ Add to report
 <p>£250,000</p>	<h3>2 bedroom flat for sale</h3> <p>Boyds Mill, East Street, Leeds, LS9</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 25 Nov 2021 to 16 Feb 2022 (82 days) by Northwood, Chapel Allerton</p> <p>Top Floor Luxury Apartment Two Double Rooms High-Spec Interior Electric Gated Complex Mas...</p> <p> Floor plan: View</p>	+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm


2 bedroom apartment [+ Add to report](#)


Aire Lofts, Climate Innovation District

NO LONGER ADVERTISED

Marketed from 15 Feb 2024 to 4 Mar 2024 (17 days) by Vision Properties, Leeds

Industrial features including concrete floors and exposed steel ceilings | Riverside location | A...

 Floor plan: [View](#)



£1,400 pcm


2 bedroom apartment [+ Add to report](#)

Aire Lofts, Climate Innovation District

NO LONGER ADVERTISED

Marketed from 15 Feb 2024 to 15 Feb 2024 by Vision Properties, Leeds






Industrial features including concrete floors and exposed steel ceilings | Riverside location | A...

 Floor plan: [View](#)

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: **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.



Cross Green Lane, Leeds, LS9 8FG

PROPERTY ID: 12345678

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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