

LET PROPERTY PACK

INVESTMENT INFORMATION

Reed Close, Bolton, BL4

210192451

 www.letproperty.co.uk





Property Description

Our latest listing is in Reed Close, Bolton, BL4

Get instant cash flow of **£730** per calendar month with a **9.7%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Reed Close, Bolton, BL4

210192451



Property Key Features

2 bedroom

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £247 per year

Ground Rent: £125 per year

Lease Length: Leasehold

Current Rent: £730

Market Rent: £900

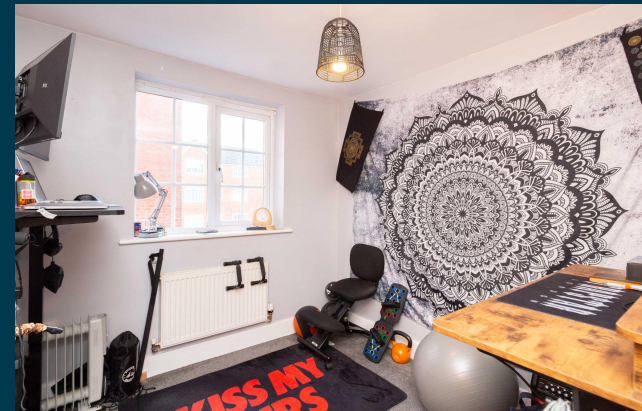
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 90,000.00

25% Deposit	£22,500.00
Stamp Duty ADS @ 6%	£5,400.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£28,900.00

Projected Investment Return



The monthly rent of this property is currently set at £730 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£730	£900
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£247 per year	
Ground Rent	£125 per year	
Letting Fees	£73.00	£90.00
Total Monthly Costs	£401.25	£418.25
Monthly Net Income	£328.75	£481.75
Annual Net Income	£3,945.00	£5,781.00
Net Return	13.65%	20.00%

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 **£3,981.00**
Adjusted To

Net Return **13.78%**

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


Annual Net Income **£4,563.00**
Adjusted To

Net Return **15.79%**

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 £105,000.



2 bedroom terraced house for sale [+ Add to report](#)

Glynne Street, Farnworth, Bolton, Greater Manchester, BL4 7DN

NO LONGER ADVERTISED


Marketed from 25 Apr 2024 to 17 Jun 2024 (53 days) by Pattinson Estate Agents, Auction

Being Sold via Secure Sale online bidding. Terms and Conditions apply. | Mid Terraced House | Tw...

£105,000

Sold price history: [View](#)

30/07/2021	£70,000
08/04/2004	£40,000



2 bedroom terraced house for sale [+ Add to report](#)

Westminster Street, Farnworth, Bolton, Greater Manchester, BL4

NO LONGER ADVERTISED **SOLD STC**


Marketed from 7 Jun 2021 to 22 Oct 2021 (137 days) by Bridgfords, Walkden

Sought after location | Good size living space | Fitted kitchen with integral appliances | Good s...

£105,000

Sold price history: [View](#)

22/10/2021	£106,000
26/02/2002	£26,000
07/06/2001	£17,000




[View floor plan](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom terraced house

Albert Road, Farnworth, Bolton

NO LONGER ADVERTISED **LET AGREED**

Marketed from 27 Sep 2023 to 12 Oct 2023 (14 days) by Eric Clarke, Bolton

£900 pcm


3 Bedrooms | 2 Receptions Rooms | Beautifully presented with modern kitchen and bathroom | Conven...

Sold price history:

Date	Price
15/12/2020	£68,000

[View](#)

[+ Add to report](#)



3 bedroom semi-detached house

Hawthorne Avenue, Farnworth, Bolton, Greater Manchester, BL4

NO LONGER ADVERTISED

Marketed from 14 Mar 2023 to 24 Apr 2023 (41 days) by Miller Metcalfe, Bolton

£900 pcm

THREE BEDROOMS | CLOSE TO BOLTON ROYAL HOSPITAL & M61 MOTORWAY | NEWLY RENNOVATED | TWO RECEPTION...

Sold price history:

Date	Price
19/02/2024	£186,000
20/06/2014	£95,000
18/06/2001	£32,000

[View](#)






[+ Add to report](#)

[View floor plan](#)

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: **2 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **Yes**
-  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.



 www.letproperty.co.uk

Reed Close, Bolton, BL4

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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