

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Parsons Way, Manchester,  
M9

210192079

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Parsons Way, Manchester, M9

Get instant cash flow of **£700** per calendar month with a **9.3%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **13.3%** 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...**



Parsons Way, Manchester,  
M9

210192079



## Property Key Features

2 bedroom

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £141.96 per year

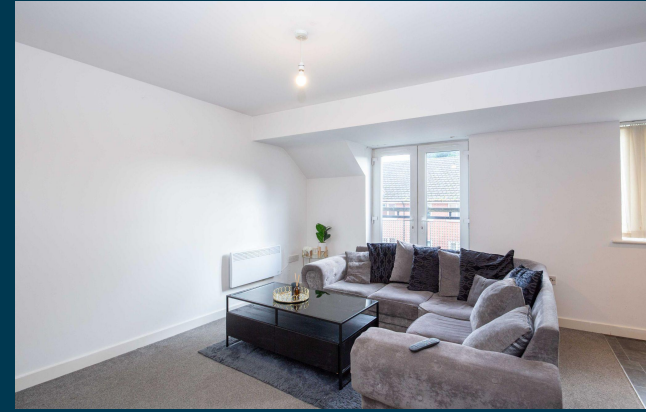
Ground Rent: £175 per year

Lease Length: Leasehold

Current Rent: £700

Market Rent: £1,000

# 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 £700 per calendar month but the potential market rent is

£ 1,000



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	£700	£1,000
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£141.96 per year	
Ground Rent	£175 per year	
Letting Fees	£70.00	£100.00
<b>Total Monthly Costs</b>	<b>£392.68</b>	<b>£422.68</b>
<b>Monthly Net Income</b>	<b>£307.32</b>	<b>£577.32</b>
<b>Annual Net Income</b>	<b>£3,687.84</b>	<b>£6,927.84</b>
<b>Net Return</b>	<b>12.76%</b>	<b>23.97%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£4,927.84**

Net Return **17.05%**

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


Annual Net Income Adjusted To **£5,753.04**

Net Return **19.91%**

# 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 end of terrace house for sale** [+ Add to report](#)

Holmfield Avenue, Moston

**NO LONGER ADVERTISED** **SOLD STC**


Marketed from 25 Mar 2024 to 10 Jul 2024 (106 days) by Edward Mellor Ltd, Auction

**£105,000**

TO BE SOLD BY AUCTION | TWO BEDROOMS | GAS CENTRAL HEATING AND DOUBLE GLAZING | CLOSE TO MOSTON V...

[Sold price history:](#) [View](#)

22/10/2007	£82,000
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**2 bedroom terraced house for sale** [+ Add to report](#)

Silton Street, Moston

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 6 Mar 2024 to 24 Jul 2024 (139 days) by Edward Mellor Ltd, Auction

**£105,000**

TO BE SOLD BY AUCTION | LOVELY TENANTED HOUSE | TWO BEDROOMS | CENTRAL HEATING AND DOUBLE GLAZING...


[Sold price history:](#) [View](#)

05/07/2005	£48,000
13/09/2004	£30,000
21/05/2004	£25,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



**3 bedroom semi-detached house** [+ Add to report](#)

Clough Road, Manchester

**NO LONGER ADVERTISED** **LET AGREED**


Marketed from 30 Mar 2023 to 3 Jun 2023 (64 days) by Clarke & Co, Chadderton

**£1,000 pcm**

THREE BEDROOMS | TWO RECEPTION ROOMS | SEMI DETACHED PROPERTY | ENCLOSED REAR GARDEN | CLOSE TO L...

[Sold price history:](#) [View](#)

10/12/2003	£30,000
28/03/2000	£24,500
08/12/1999	£24,500



**3 bedroom property** [+ Add to report](#)

Bluestone Road, Manchester

**NO LONGER ADVERTISED**

Marketed from 11 Jul 2022 to 14 Jul 2022 (2 days) by Pearson Ferrier, Cheetham Hill

\*\*\*\*\*THREE BEDROOM HOUSE TO LET\*\*\*\*\* Pearson Ferrier are pleased to bring this newly refurb...






[Sold price history:](#) [View](#)

26/02/2021	£109,000
31/07/2007	£81,000

# 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: **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.



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Parsons Way, Manchester, M9

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.



**LETPROPERTY**