

LET PROPERTY PACK

INVESTMENT INFORMATION

Belvedere Avenue, Leeds,
LS11

207653131

 www.letproperty.co.uk





Property Description

Our latest listing is in Belvedere Avenue, Leeds, LS11

Get instant cash flow of **£650** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£1,197** which would provide the investor a Gross Yield of **8.9%** 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

4 bedrooms

2 Bathroom

Spacious Lounge

Garden Ground Space

Factor Fees: TBC

Ground Rent: freehold

Lease Length: freehold

Current Rent: £650

Market Rent: £1,197

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 161,000.00

25% Deposit	£40,250.00
SDLT Charge	£4,830
Legal Fees	£1,000.00
Total Investment	£46,080.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 1,197

Returns Based on Rental Income	£650	£1,197
Mortgage Payments on £120,750.00 @ 5%	£503.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	freehold	
Letting Fees	£65.00	£119.70
Total Monthly Costs	£583.13	£637.83
Monthly Net Income	£66.88	£559.18
Annual Net Income	£802.50	£6,710.10
Net Return	1.74%	14.56%

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 **£4,316.10**
Adjusted To

Net Return **9.37%**

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

Annual Net Income **£4,295.10**
Adjusted To

Net Return **9.32%**

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 £145,000.



4 bedroom terraced house for sale

Belvedere Avenue, Leeds, LS11

+ Add to report

NO LONGER ADVERTISED

No chain | Fantastic investment | One newly refurbished flat | One which is tenanted

Marketed from 1 Sep 2021 to 7 Dec 2021 (97 days) by Strike, Yorkshire

£145,000



4 bedroom terraced house for sale

Belvedere Avenue, Beeston, Leeds, West Yorkshire

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

For sale by auction on the 29th March 2023 | Guide price £100,000+ | Four double bedroom through ...

£100,000



SOLD PRICE HISTORY

25 Apr 2023	£110,000
17 Jul 2009	£70,000
28 Jun 2002	£19,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

4 bedroom terraced house

+ Add to report

Burlington Road, Leeds, West Yorkshire, LS11

NO LONGER ADVERTISED

Marketed from 30 Apr 2024 to 29 May 2024 (29 days) by Moorland Property Services, Leeds



£995 pcm

4 bedroom terraced house

+ Add to report

Burlington Road, Leeds, LS11

NO LONGER ADVERTISED

Marketed from 9 Jan 2023 to 19 Jan 2023 (9 days) by OpenRent, London

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: **3 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.

