

LET PROPERTY PACK

INVESTMENT INFORMATION

Alder Drive, Hoghton,
Preston, PR5 0AD

209725075

 www.letproperty.co.uk





Property Description

Our latest listing is in Alder Drive, Hoghton, Preston, PR5 0AD

Get instant cash flow of **£715** per calendar month with a **4.4%** Gross Yield for investors.

This property has a potential to rent for **£881** which would provide the investor a Gross Yield of **5.4%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Preston, it will make for a reliable long term investment for an investor.

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



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Preston, PR5 0AD

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Property Key Features

3 Bedroom

1 Bathroom

Modern Interior

Spacious Room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £715

Market Rent: £881

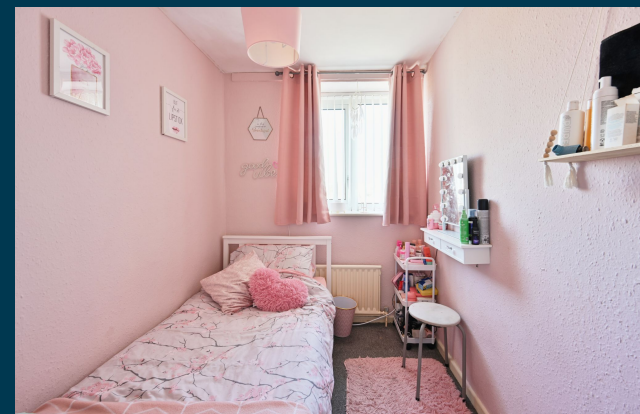
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £195,000.00 and borrowing of £146,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 195,000.00

25% Deposit	£48,750.00
SDLT Charge	£5,850
Legal Fees	£1,000.00
Total Investment	£55,600.00

Projected Investment Return



The monthly rent of this property is currently set at £715 per calendar month but the potential market rent is

£ 881



Returns Based on Rental Income	£715	£881
Mortgage Payments on £146,250.00 @ 5%	£609.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£71.50	£88.10
Total Monthly Costs	£695.88	£712.48
Monthly Net Income	£19.13	£168.53
Annual Net Income	£229.50	£2,022.30
Net Return	0.41%	3.64%

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 **£260.30**
Adjusted To

Net Return **0.47%**

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

Annual Net Income **-£902.70**
Adjusted To

Net Return **-1.62%**

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 £290,000.



£290,000

3 bedroom semi-detached house for sale

+ Add to report

Gregson Lane, Hoghton, Preston, PR5

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Oct 2020 to 14 Aug 2021 (308 days) by Reeds Rains, Bamber Bridge


Three bedroom farmhouse cottage | Superb sized rooms throughout | Lounge and dining room | Stunni...

Sold Price History

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

Gaythorne Avenue, Ribbleton, Preston


CURRENTLY ADVERTISED

Marketed from 1 Oct 2024 by Entwistle Green, Preston

Available November | Traditional Semi Detached Home | Driveway & Garage | Front & Rear Gardens | ...

🔍 EPC: [View](#)

(Approx.) Sqft: **893 sq ft** Price (£) per sqft: **£1.01**



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

Blackthorn Croft, Clayton-Le-woods

NO LONGER ADVERTISED **LET AGREED**






Marketed from 15 Aug 2024 to 2 Sep 2024 (18 days) by Entwistle Green, Preston

Available Now | Three Bedrooms | Lounge | Conservatory | Three Excellent Sized Bedrooms | Low main...

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: **5 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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