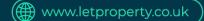


LET PROPERTY PACK

INVESTMENT INFORMATION

Firwood Park, Oldham, OL9

211084736











Property Description

Our latest listing is in Firwood Park, Oldham, OL9

Get instant cash flow of £450 per calendar month with a 5.9% Gross Yield for investors.

This property has a potential to rent for £700 which would provide the investor a Gross Yield of 9.1% 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 be a rewarding addition to an investor portfolio.

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







Firwood Park, Oldham, OL9



1 bedroom

1 bathroom

Spacious Room

Garden Ground Space

Factor Fees: TBC

Ground Rent: £100 per annum

Lease Length: TBC

Current Rent: £450

Market Rent: £700

211084736

Lounge









Kitchen







Bedrooms







Bathroom





Exterior







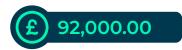
Initial Outlay





Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£23,000.00**

SDLT Charge £2,760

Legal Fees £1,000.00

Total Investment £26,760.00

Projected Investment Return





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.

The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is



Returns Based on Rental Income	£450	£700
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	£8.33	
Letting Fees	£45.00	£70.00
Total Monthly Costs	£355.83	£380.83
Monthly Net Income	£94.17	£319.17
Annual Net Income	£1,130.04	£3,830.04
Net Return	4.22 %	14.31%

Return Stress Test Analysis Report





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

Annual Net Income

£2,430.04

Adjusted To

Net Return

9.08%

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

Annual Net Income

£2,550.00

Adjusted To

Net Return

9.53%

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 £90,000.



1 bedroom apartment for sale

+ Add to report

Firwood Park, Chadderton, Oldham, OL9

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Jul 2023 to 26 Feb 2024 (216 days) by Henstock Property Services, Middleton

£90,000

£85,000



1 bedroom ground floor flat for sale

+ Add to report

Firwood Park, Chadderton, Oldham

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Jan 2022 to 28 Mar 2022 (60 days) by Kirkham Property, Chadderton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

1 bedroom house

St. Gabriels Mews, Middleton, M24

NO LONGER ADVERTISED

Marketed from 30 Aug 2024 to 20 Sep 2024 (20 days) by Entwistle Green, Colne



£695 pcm

1 bedroom flat

Firwood Park, Chadderton, OL9

CURRENTLY ADVERTISED

Marketed from 13 Sep 2024 by Northwood, Oldham

+ Add to report

+ Add to report

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.





Interested in this property investment?

Call us on **0141 478 0985**



Firwood Park, Oldham, OL9



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.