

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hopgarth Walk,  
Manchester, M40 1QZ

211116582

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





## Property Description

Our latest listing is in Hopgarth Walk, Manchester, M40 1QZ

Get instant cash flow of **£520** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£773** which would provide the investor a Gross Yield of **10.1%** 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...



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## Property Key Features

1 bedroom

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees: £15.00

Ground Rent: £0.83

Lease Length: 900

Current Rent: £520

Market Rent: £773



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





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

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£2,760
Legal Fees	£1,000.00
Total Investment	£26,760.00



# Projected Investment Return



The monthly rent of this property is currently set at £520 per calendar month but the potential market rent is

£ 773



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	£520	£773
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£15.00	
Ground Rent	£0.83	
Letting Fees	£52.00	£77.30
<b>Total Monthly Costs</b>	<b>£370.33</b>	<b>£395.63</b>
<b>Monthly Net Income</b>	<b>£149.67</b>	<b>£377.37</b>
<b>Annual Net Income</b>	<b>£1,796.04</b>	<b>£4,528.44</b>
<b>Net Return</b>	<b>6.71%</b>	<b>16.92%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,982.44**  
Adjusted To

Net Return                      **11.15%**

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

Annual Net Income      **£3,158.40**  
Adjusted To

Net Return                      **11.80%**

# 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 £110,000.



£110,000

## 1 bedroom flat for sale

+ Add to report

3 Falconwood Way, Beswick, Manchester, M11

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Jan 2024 to 24 Jun 2024 (159 days) by Thornley Groves, Manchester Southern Gateway



£95,000

## 1 bedroom flat for sale

+ Add to report

Francesca Walk, Gorton

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Aug 2024 to 14 Oct 2024 (67 days) by Edward Mellor Ltd, Reddish

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



## 1 bedroom flat

+ Add to report

Windsor Road, Newton Heath, M40

NO LONGER ADVERTISED

Marketed from 19 Sep 2023 to 5 Oct 2023 (16 days) by OpenRent, London

£950 pcm



## 1 bedroom apartment

+ Add to report

Crammond Close, Manchester

NO LONGER ADVERTISED

Marketed from 28 Jun 2024 to 28 Jun 2024 by Clarke & Co, Chadderton






£850 pcm



# 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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **Moved in within the last 2 years**
-  Payment history: **EMPLOYMENT**

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.



**LETPROPERTY**