

LET PROPERTY PACK

INVESTMENT INFORMATION

Little Moss Lane, Clifton,
Swinton, Manchester, M27

210890081

 www.letproperty.co.uk





Property Description

Our latest listing is in Little Moss Lane, Clifton, Swinton, Manchester, M27

Get instant cash flow of **£3,375** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£3,900** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

Portfolio of 5 Flats

4 Two-Bed and 1 One-Bed Flat

Juliet Balcony

Good Condition

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: Freehold

Current Rent: £3,375

Market Rent: £3,900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £550,000.00 and borrowing of £412,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 550,000

25% Deposit	£137,500.00
SDLT Charge	31500
Legal Fees	£1,000.00
Total Investment	£170,000.00

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 £3,375 per calendar month but the potential market rent is

£ 3,900

Returns Based on Rental Income	£3,375	£3,900
Mortgage Payments on £412,500.00 @ 5%	£1,718.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£337.50	£390.00
Total Monthly Costs	£2,071.25	£2,123.75
Monthly Net Income	£1,304	£1,776
Annual Net Income	£15,645	£21,315
Net Return	9.20%	12.54%

Return **Stress Test** Analysis Report



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

Annual Net Income **£13,515**
Adjusted To

Net Return **7.95%**

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

Annual Net Income **£13,065**
Adjusted To

Net Return **7.69%**

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 £600,000.



£600,000

4 bedroom detached house for sale

+ Add to report

The Lodge, Cemetery Road South, Swinton, M27

CURRENTLY ADVERTISED

Marketed from 19 Jul 2024 by Hills, Swinton



£475,000

6 bedroom detached house for sale

+ Add to report

Bolton Road, Pendlebury, Swinton, Manchester, Greater Manchester

NO LONGER ADVERTISED

Marketed from 31 May 2022 to 2 Nov 2022 (154 days) by Springbok Properties, Nationwide

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,500 based on the analysis carried out by our letting team at **Let Property Management**.



£4,500 pcm

5 bedroom semi-detached house

Roe Green, Worsley, Manchester, M28 2RN

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Jul 2023 to 16 Feb 2024 (199 days) by Hunters Worsley, Worsley

+ Add to report



£3,250 pcm

5 bedroom detached house

Delamere Avenue, Manchester, Greater Manchester, M27

NO LONGER ADVERTISED






Marketed from 27 Mar 2024 to 25 Apr 2024 (28 days) by Prime Residential Property Management, London

+ 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: **Within 2 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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