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# LET PROPERTY PACK

### **INVESTMENT** INFORMATION

Thankerton Avenue, Manchester, M34

200672433

( www.letproperty.co.uk

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## **Property** Description

Our latest listing is in Thankerton Avenue, Manchester, M34.

This property has a potential to rent for £1,115 which would provide the investor a Gross Yield of 7.0% if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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







#### Thankerton Avenue, Manchester, M34

200672433

3 bedrooms 1 bathroom Spacious Lounge Bright Conservatory

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**Property Key Features** 

Factor Fees: TBC Ground Rent: TBC Lease Length: TBC Market Rent: £1,115 Lounge



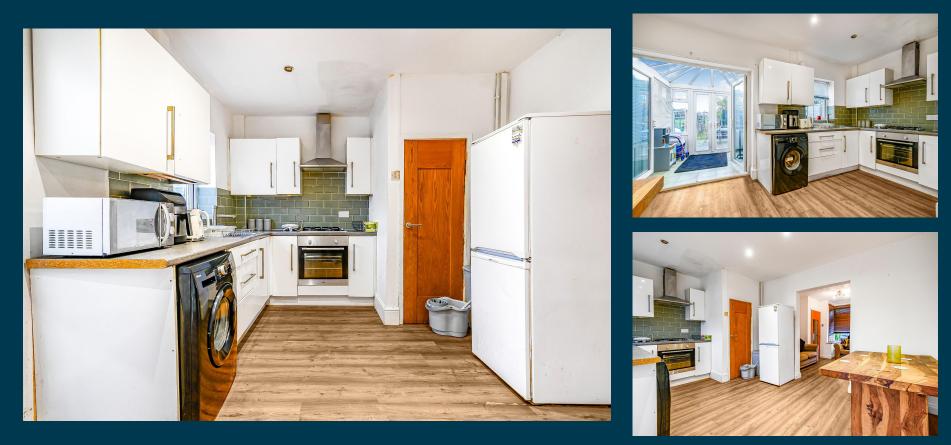






## **Kitchen**





## Bedrooms





## Bathroom









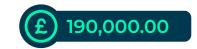






Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£47,500.00
SDLT Charge	£5,700
Legal Fees	£1,000.00
Total Investment	£54,200.00

## **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.

Returns Based on Rental Income	£1,115
Mortgage Payments on £142,500.00 @ 5%	£593.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	ТВС
Letting Fees	£111.50
Total Monthly Costs	£720.25
Monthly Net Income	£394.75
Annual Net Income	£4,737.00
Net Return	<mark>8.74%</mark>



### Return Stress Test Analysis Report





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

Annual Net Income **£2,507.00** Adjusted To

Net Return

**4.63**%

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

Annual Net Income **£1,887.00** Adjusted To

Net Return

3.48%

## 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 £210,000.

	3 bedroom terraced house for sale North Road, Audenshaw NO LONGER ADVERTISED SOLD STC Well presented 3 bedroom home.   Sought after location bathroom.   Low Main	+ Add to report
£210,000	SOLD PRICE HISTORY	
	<b>3 bedroom terraced house for sale</b> Brendon Drive, Audenshaw, Manchester, M34 NO LONGER ADVERTISED *Guide Price £190,000 - £200,000*   Three Bedroom Mid Presented with	+ Add to report
£190,000		

ELECTRON PROV

## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.





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: N/A





Standard Tenancy Agreement In Place: **N/A** 



Payment history: N/A

Current term of tenancy: N/A



Fully compliant tenancy: N/A

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.







www.letproperty.co.uk

#### Thankerton Avenue, Manchester, M34

#### 200672433

# 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.

