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## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Lobley Close, Rochdale, OL12

214191373

www.letproperty.co.uk

#### **LETPR@PERTY**



## **Property** Description

Our latest listing is in Lobley Close, Rochdale, OL12

Get instant cash flow of £850 per calendar month with a 7.3% Gross Yield for investors.

This property has a potential to rent for £900 which would provide the investor a Gross Yield of 7.7% if the rent was increased to market rate.

With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Lobley Close, Rochdale, OL12

214191373

4 Bedroom 2 Bathroom Lounge and Kitchen Spacious Room

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Factor Fees: £300

**Property Key Features** 

Ground Rent: Inlcuded on Factor Fees

Lease Length: TBC

Current Rent: £850

Market Rent: £900

## Lounge





## **Kitchen**





## Bedrooms





## Bathroom







## Exterior





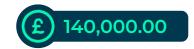
## **Initial** Outlay



Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.



#### ASSUMED PURCHASE PRICE



25% Deposit	£35,000.00
SDLT Charge	£7,000
Legal Fees	£1,000.00
Total Investment	£43,000.00

## **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 £850 per calendar month but the potential market rent is



Returns Based on Rental Income	£850	£900
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	<b>£2</b> !	5.00
Ground Rent	Inlcuded on Factor Fees	
Letting Fees	£85.00	£90.00
Total Monthly Costs	£562.50	£567.50
Monthly Net Income	£287.50	£332.50
Annual Net Income	£3,450.00	£3,990.00
Net Return	<mark>8.02%</mark>	<mark>9.28%</mark>



## Return Stress Test Analysis Report





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

Annual Net Income **£2,190.00** Adjusted To

Net Return 5.09%

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

Annual Net Income **£1,890.00** Adjusted To

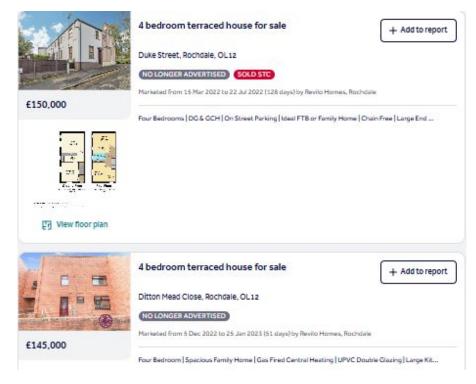
Net Return

4.40%

## 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 £150,000.00.



## **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**.

	4 bedroom town house	+ Add to report		
1 mm m m	George Street, Hurstead, OL 16 2RR			
B III B.	NO LONGER ADVERTISED			
£900 pcm	Marketed from 13 Sep 2022 to 16 Sep 2022 (2 days) by Hunters,	Littleborough and Surrounding Areas		
w	MODERN FOUR BEDROOM TOWNHOUSE   CONVENIENT LOC DOWNSTAIRS W	MODERN FOUR BEDROOM TOWNHOUSE CONVENIENT LOCATION FOR AMENITIES   DINING KITCHEN DOWNSTAIRS W		
8	Sold price history:	View		
	17/08/2007	£207,000		
	L Q EPC:	View		
El View floor pla	n (Approx.) Sqft: 1,163 sq ft Price (ɛ) per sqft: ٤٥.7	ת		
	4 bedroom detached house	+ Add to report		
AND STOR	Coppybridge Drive, Firgrove, OL16 3AQ			
1 CALL	NO LONGER ADVERTISED			
£895 pcm	Marketed from 4 Jan 2022 to 4 Feb 2022 (30 days) by Martin & C	n, Rochdale & Oldham		
coss pen	Four Bedroom Part Furnished Link Detached   Holding Deposit-	£206.53   Security Deposit- £1,032.6		

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

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.



Current term of tenancy: **5 years +** 

Payment history: On time for length of tenancy





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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.

