

LET PROPERTY PACK

INVESTMENT INFORMATION

Lobley Close, Rochdale,
OL12

214191373

 www.letproperty.co.uk





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 ensure fantastic returns, this property will make for a rewarding addition to an investor's portfolio.

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



Lobley Close, Rochdale,
OL12

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Property Key Features

4 Bedroom

2 Bathroom

Lounge and Kitchen

Spacious Room

Factor Fees: £300

Ground Rent: Included on Factor Fees

Lease Length: TBC

Current Rent: £850

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 140,000.00

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

£ 900

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	£25.00	
Ground Rent	Included 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	8.02%	9.28%

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.



4 bedroom terraced house for sale + Add to report


Duke Street, Rochdale, OL12

NO LONGER ADVERTISED **SOLD STC**


Marketed from 15 Mar 2022 to 22 Jul 2022 (128 days) by Revivo Homes, Rochdale

£150,000

Four Bedrooms | DG & GCH | On Street Parking | Ideal FTB or Family Home | Chain Free | Large End ...



[View floor plan](#)



4 bedroom terraced house for sale + Add to report

Ditton Mead Close, Rochdale, OL12

NO LONGER ADVERTISED

Marketed from 5 Dec 2022 to 25 Jan 2023 (51 days) by Revivo Homes, Rochdale


£145,000

Four Bedroom | Spacious Family Home | Gas Fired Central Heating | UPVC Double Glazing | Large Kit...

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](#)


George Street, Hurstead, OL16 2RR

NO LONGER ADVERTISED

Marketed from 13 Sep 2022 to 16 Sep 2022 (2 days) by Hunters, Littleborough and Surrounding Areas

MODERN FOUR BEDROOM TOWNHOUSE | CONVENIENT LOCATION FOR AMENITIES | DINING KITCHEN | DOWNSTAIRS W...

£900 pcm




[View floor plan](#)

Sold price history: [View](#)

17/06/2007 £207,000

EPC: [View](#)

(Approx.) Sqft: **1,163 sq ft** Price (€) per sqft: **€0.77**



4 bedroom detached house [+ Add to report](#)

Coppybridge Drive, Firgrove, OL16 5AQ

NO LONGER ADVERTISED **LET AGREED**






Marketed from 4 Jan 2022 to 4 Feb 2022 (30 days) by Martin & Co, Rochdale & Oldham

Four Bedroom Part Furnished Link Detached | Holding Deposit- £206.53 | Security Deposit- £1,032.6...

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: **5 years +**
-  Payment history: **On time for length of tenancy**

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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