

LET PROPERTY PACK

INVESTMENT INFORMATION

Skegoneill Avenue, Belfast,
BT15 3JN

215731617

 www.letproperty.co.uk





Property Description

Our latest listing is in Skegoneill Avenue, Belfast, BT15 3JN

Get instant cash flow of **£4,127** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£4,127** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Skegoneill Avenue,
Belfast, BT15 3JN

215731617



Property Key Features

12 bedrooms

6 bathrooms

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £4,127

Market Rent: £4,127

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 635,000.00 and borrowing of £476,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 635,000.00

25% Deposit	£158,750.00
SDLT Charge	£53,500
Legal Fees	£1,000.00
Total Investment	£213,250.00

Projected Investment Return



The monthly rent of this property is currently set at £4,127 per calendar month but the potential market rent is

£ 4,127

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£4,127	£4,127
Mortgage Payments on £476,250.00 @ 5%	£1,984.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£412.70	£412.70
Total Monthly Costs	£2,412.08	£2,412.08
Monthly Net Income	£1,714.93	£1,714.93
Annual Net Income	£20,579.10	£20,579.10
Net Return	9.65%	9.65%

Return **Stress Test** Analysis Report



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

Annual Net Income **£12,325.10**
Adjusted To

Net Return **5.78%**

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

Annual Net Income **£11,054.10**
Adjusted To

Net Return **5.18%**

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 £320,000.



£320,000

4 bedroom end of terrace house for sale

+ Add to report

18A Glandore Gardens, Belfast, BT15 3FF

NO LONGER ADVERTISED

Marketed from 25 Sep 2007 to 11 Feb 2008 (139 days) by Morris Estate Agents, Belfast



£209,000

3 bedroom terraced house for sale

+ Add to report

Glantane Drive, Belfast, BT15

NO LONGER ADVERTISED

Marketed from 14 May 2007 to 13 Feb 2008 (274 days) by Morris Estate Agents, Belfast

Current Tenant Profile



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: **5+ 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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