

LET PROPERTY PACK

INVESTMENT INFORMATION

Skegoneill Avenue, Belfast, BT15 3JN

215731617











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



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

215731617

Lounge









Kitchen









Bedrooms



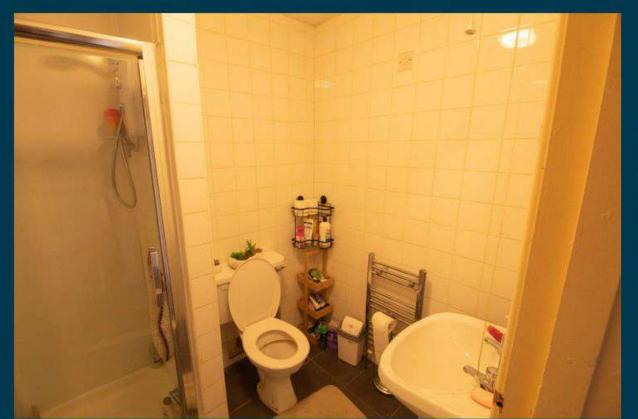






Bathroom









Exterior









Initial Outlay





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



25% Deposit **£158,750.00**

SDLT Charge £53,500

Legal Fees £1,000.00

Total Investment £213,250.00

Projected Investment Return





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

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



| 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 | ТВС | |
| 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

£12,325.10

Annual Net Income

Adjusted To

5.78%

Net Return

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.



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.





Interested in this property investment?

Call us on **0141 478 0985**



Skegoneill Avenue, Belfast, BT15 3JN



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.