

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hamilton Avenue, Leeds,  
LS7

220215216

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Hamilton Avenue, Leeds, LS7

Get instant cash flow of **£2,000** per calendar month with a **18.2%** Gross Yield for investors.

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

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



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LS7

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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Room**

**Well-Equipped Kitchen**

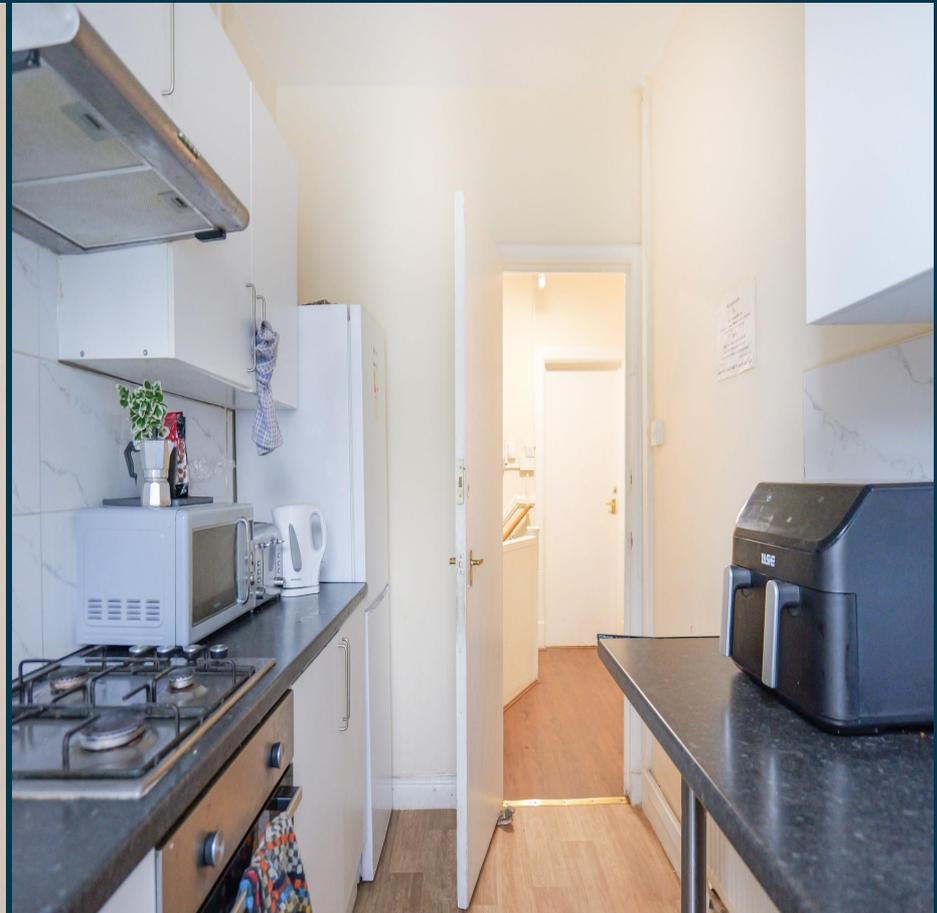
**Factor Fees: TBC**

**Ground Rent: TBC**

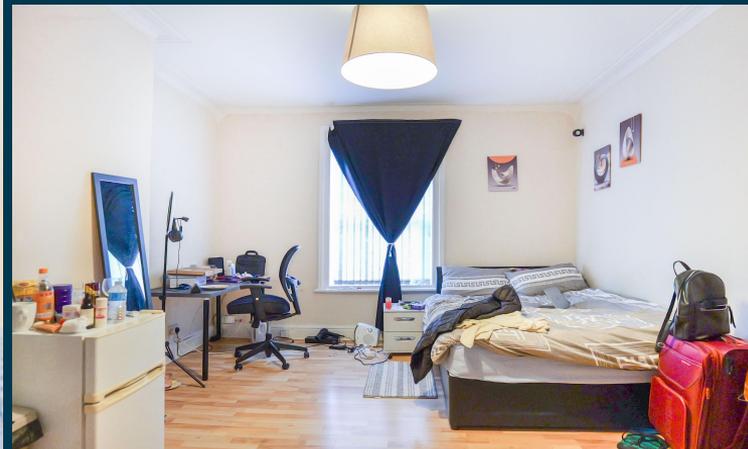
**Lease Length: 105 years**

**Current Rent: £2,000**

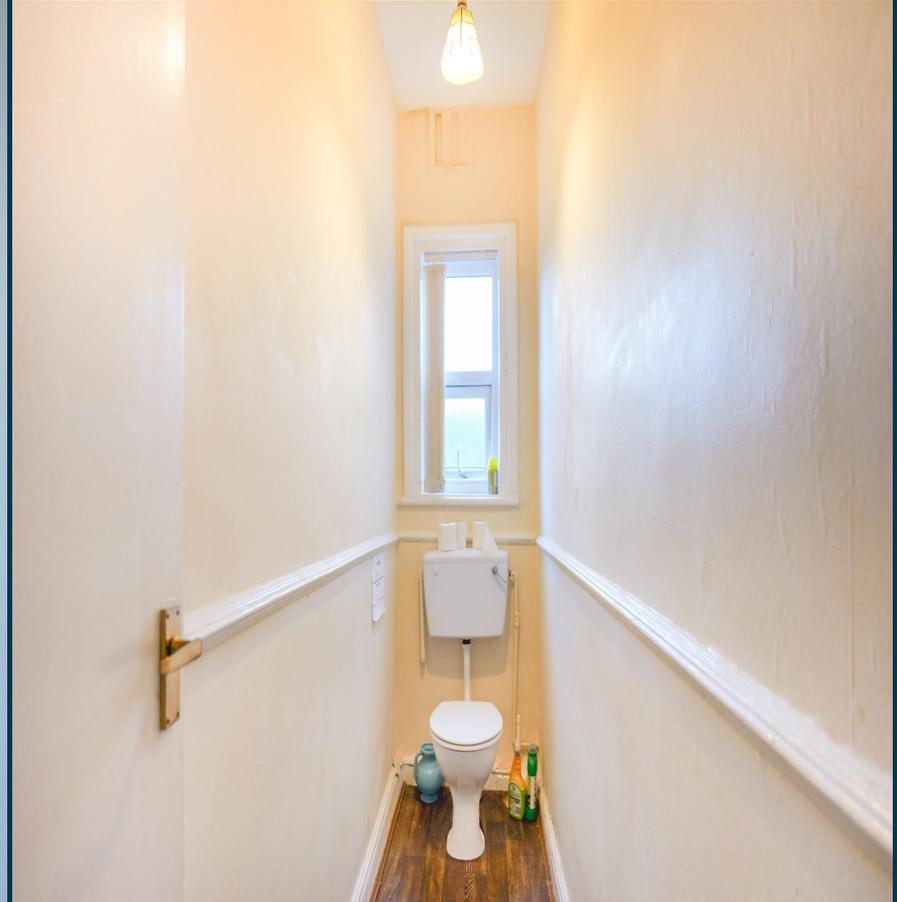
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit	£33,000.00
SDLT Charge	£6,740
Legal Fees	£1,000.00
Total Investment	£40,740.00

# Projected Investment Return



The monthly rent of this property is currently set at £2,000 per calendar month.



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



<b>Returns Based on Rental Income</b>	<b>£2,000</b>
Mortgage Payments on £99,000.00 @ 5%	<b>£412.50</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>TBC</b>
Letting Fees	<b>£200.00</b>
<b>Total Monthly Costs</b>	<b>£627.50</b>
<b>Monthly Net Income</b>	<b>£1,372.50</b>
<b>Annual Net Income</b>	<b>£16,470.00</b>
<b>Net Return</b>	<b>40.43%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£12,470.00**  
Adjusted To

Net Return                      **30.61%**

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

Annual Net Income      **£14,490.00**  
Adjusted To

Net Return                      **35.57%**

# 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 £177,500.



£177,500

## 3 bedroom flat for sale

+ Add to report

St Michaels Crescent, HEADINGLEY, Leeds

NO LONGER ADVERTISED **SOLD STC**

Marketed from 28 Sep 2024 to 17 Dec 2024 (80 days) by Castlehill, Headingley

IMMACULATELY PRESENTED - A MUST SEE! | THREE BEDROOMED FIRST FLOOR APARTMENT | NO CHAIN & VACANT...



£175,000

## 3 bedroom apartment for sale

+ Add to report

East Point, East Street, Leeds, LS9 8BF

NO LONGER ADVERTISED

Marketed from 29 Jul 2024 to 7 Nov 2024 (100 days) by yieldit, Manchester

3 Bedroom Luxury Apartment | Ground Floor | Cash Buyers Only | Suitable For Owner Occupiers Or In...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,067 based on the analysis carried out by our letting team at **Let Property Management**.



**£2,067 pcm**

## 3 bedroom terraced house

[+ Add to report](#)

Beulah Street, Leeds, West Yorkshire, LS6

**NO LONGER ADVERTISED**

Marketed from 8 Nov 2024 to 8 Nov 2024 by Right Let Leeds, Headingley

Premium property Highly recommended | Close to public transport | Double



**£2,015 pcm**

## 3 bedroom apartment

[+ Add to report](#)

Spinners Yard, Spinners Lane, LS7

**NO LONGER ADVERTISED**

Marketed from 5 Sep 2025 to 8 Sep 2025 (3 days) by CBRE Residential, Letting Developments, London

# 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**
-  Current term of tenancy: **2 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.



**LETPROPERTY**