

LET PROPERTY PACK

INVESTMENT INFORMATION

Wheaton Avenue, Leeds,
LS15

226998241

 www.letproperty.co.uk





Property Description

Our latest listing is in Wheaton Avenue, Leeds, LS15

Get instant cash flow of **£849** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£924** which would provide the investor a Gross Yield of **9.1%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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LS15

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Living Space

Fitted Kitchen

Factor Fees: £62.50 pm

Ground Rent: £12.50 pm

Lease Length: 120 years

Current Rent: £849

Market Rent: £924

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £122,000.00 and borrowing of £91,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 122,000.00

25% Deposit	£30,500.00
SDLT Charge	£6,100
Legal Fees	£1,000.00
Total Investment	£37,600.00

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 £849 per calendar month but the potential market rent is

£ 924

Returns Based on Rental Income	£849	£924
Mortgage Payments on £91,500.00 @ 5%	£381.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£62.50	
Ground Rent	£12.50	
Letting Fees	£84.90	£92.40
Total Monthly Costs	£556.15	£563.65
Monthly Net Income	£292.85	£360.35
Annual Net Income	£3,514.20	£4,324.20
Net Return	9.35%	11.50%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,476.20**
Adjusted To

Net Return **6.59%**

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

Annual Net Income **£2,644.20**
Adjusted To

Net Return **7.03%**

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 £125,000.



£125,000

2 bedroom apartment for sale

Hunters Court, Leeds, West Yorkshire

NO LONGER ADVERTISED

Marketed from 15 Jul 2022 to 1 Sep 2022 (48 days) by Manning Stainton, Crossgates

+ Add to report



£120,000

2 bedroom maisonette for sale

Temple Court, Leeds, LS15

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Nov 2023 to 11 Jun 2024 (213 days) by Purplebricks, covering Leeds

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

2 bedroom flat

Birch Avenue, Leeds

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Apr 2026 to 22 May 2026 (34 days) by Emsleys Estate Agents, Crossgates

+ Add to report



£950 pcm

2 bedroom flat

Leeds, LS15

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Aug 2024 to 12 Sep 2024 (12 days) by Tudor Sales & Lettings, Garforth

+ Add to report

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 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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