

LET PROPERTY PACK

INVESTMENT INFORMATION

Rutherglen Street, Belfast,
BT13 3LS

214594917

 www.letproperty.co.uk





Property Description

Our latest listing is in Rutherglen Street, Belfast, BT13 3LS

Get instant cash flow of **£600** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Rutherglen Street,
Belfast, BT13 3LS

214594917



Property Key Features

3 Bedrooms

1 Bathroom

Good Condition

**Likely to attract enquiries from
Serious Investors & Developers**

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 850

Current Rent: £600

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £103,000.00 and borrowing of £77,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 103,000.00

25% Deposit	£25,750.00
SDLT Charge	£5,150
Legal Fees	£1,000.00
Total Investment	£31,900.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 750



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.



Returns Based on Rental Income	£600	£750
Mortgage Payments on £77,250.00 @ 5%	£321.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£60.00	£75.00
Total Monthly Costs	£396.88	£411.88
Monthly Net Income	£203.13	£338.13
Annual Net Income	£2,437.50	£4,057.50
Net Return	7.64%	12.72%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,557.50**
Adjusted To

Net Return **8.02%**

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

Annual Net Income **£2,512.50**
Adjusted To

Net Return **7.88%**

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 £120,000.



£120,000

3 bedroom semi-detached house for sale

+ Add to report

Rosapenna Drive, Belfast, BT14

NO LONGER ADVERTISED **SOLD STC**

Marketed from 5 Jul 2023 to 1 Feb 2024 (210 days) by Purplebricks, covering Belfast

Fantastic & Spacious Semi Detached Family Home | Three Well Proportioned Bedrooms | Good Size Fam...



£105,000

3 bedroom semi-detached house for sale

+ Add to report

Sydney Street West, Belfast, BT13

NO LONGER ADVERTISED **SOLD STC**






Marketed from 3 Feb 2023 to 22 Jul 2024 (534 days) by Purplebricks, covering Belfast

Three Well Proportioned Bedrooms | Ideal Location Close To Schools & Transport Links | Investment...

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.



www.letproperty.co.uk

Rutherglen Street, Belfast, BT13 3LS

214594917

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