



35 St Edmund's Street, Great Harwood, BB6 7BW

Yield Investing are pleased to offer this 3 bedroom property, sold fully turnkey with a 25 year supported living lease in place.

- ✓ Price: £203,500
- ✓ Tenure: fresh 25 year lease on completion
- ✓ Rental Contract Length: 25 years
- ✓ CPI Linked Rents: Annual rental review
- ✓ Property Standards: Full renovation carried out to meet housing provider standards upon completion. Including all white goods and furniture.

25-Year Cash Flow Illustration

3 Bedroom HMO

Price: £203,500

Annual Income: £18,310

Monthly Income: £1,526

Yield: 9%

Rent Growth Forecast

Y1 Rent: £18,310

Y25 Rent: £35,857.33

Lease Period: 25 years

Total Rent Received: £653,721.14*

Y1 Yield: 9.00%

Y25 Yield: 17.62%

**Based on 2.84% inflation rate [50-year UK Average]*



Key Benefits of the Property

25

Year Commercial
Lease



Government
Funded Rent



Ability to Sell
at Anytime



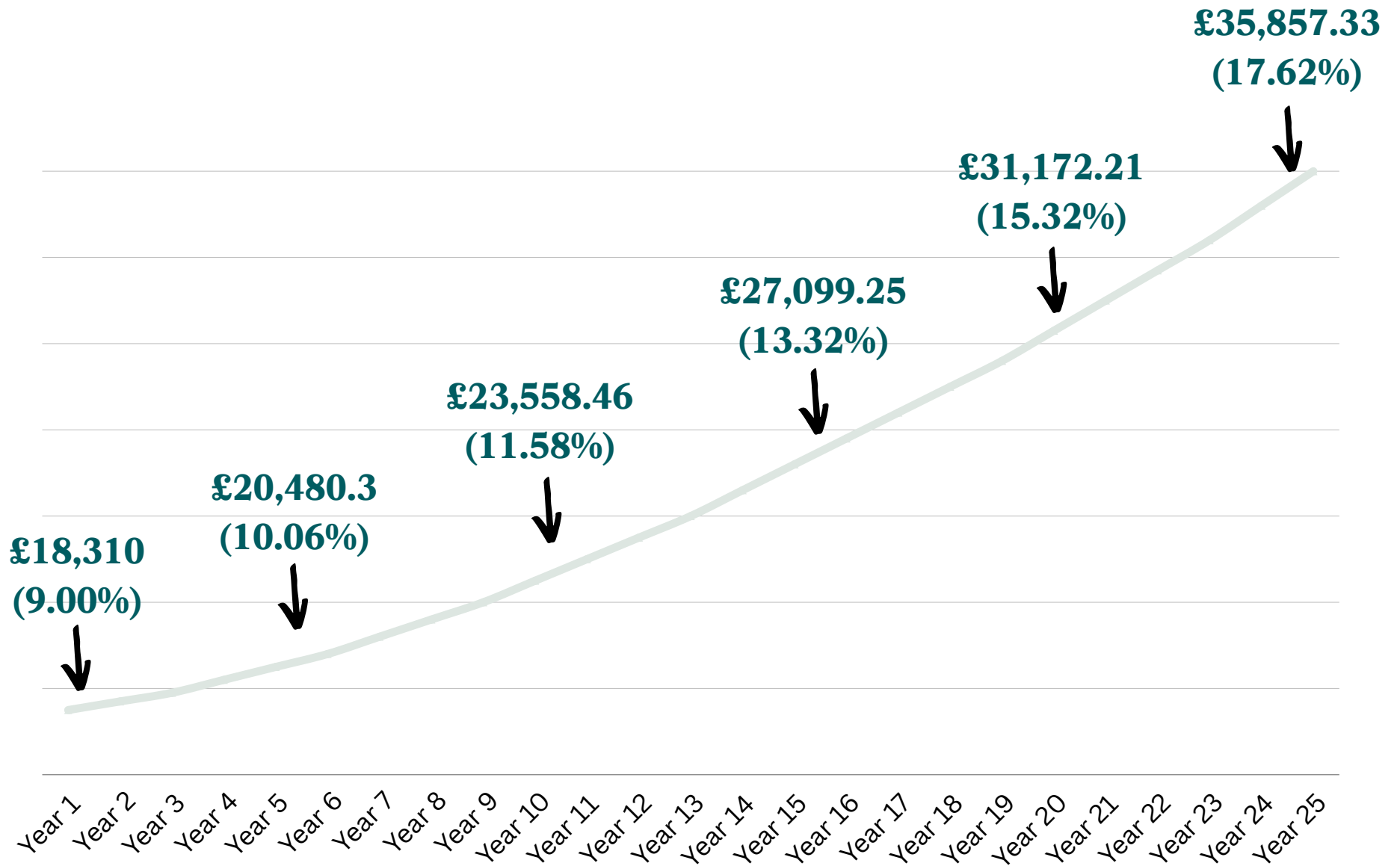
No Service Charge,
Ground Rent or
Management Fees



Inflation Linked
Rental Income



All Repairs and
Maintenance
Covered

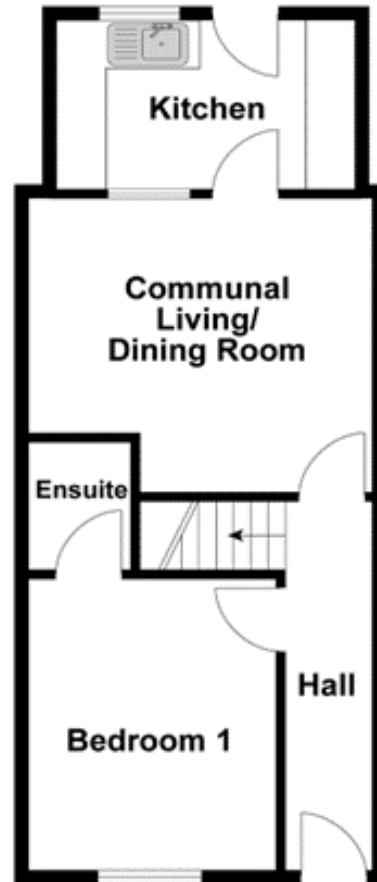


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Property Floor Plans

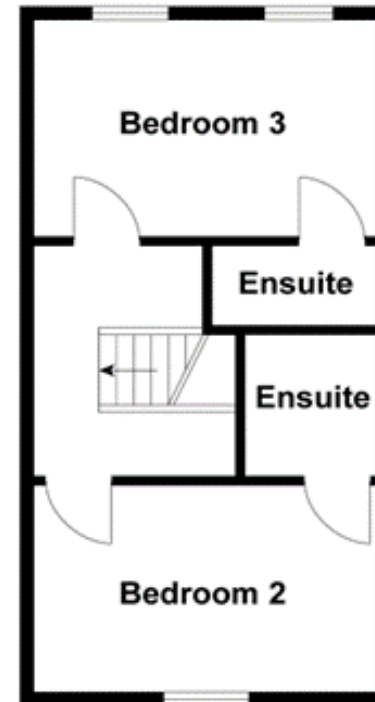
Ground Floor

Approx. 41.6 sqm (448.2 sq. feet)



First Floor

Approx 33.9 sqm (364.4 sq. feet)



Total area: approx 94.2 sq. meters (1014.2 sq. feet)

Property Highlights

Finished Property Images



Property Highlights

Finished Property Images

