

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Efail, Mold, CH7

209632388

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





## Property Description

Our latest listing is in Efail, Mold, CH7

Get instant cash flow of **£600** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£676** which would provide the investor a Gross Yield of **5.9%** if the rent was increased to market rate.

**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...**



Efail, Mold, CH7

209632388



## Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Modern Kitchen

Factor Fees: £120.00

Ground Rent: £25.00 per year

Lease Length: 999 yrs

Current Rent: £600

Market Rent: £676

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£4,140
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£39,640.00</b>

# Projected Investment Return



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.



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

£ 676

Returns Based on Rental Income	£600	£676
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£120.00	
Ground Rent	£25.00	
Letting Fees	£60.00	£67.60
<b>Total Monthly Costs</b>	<b>£651.25</b>	<b>£658.85</b>
<b>Monthly Net Income</b>	<b>-£51.25</b>	<b>£17.15</b>
<b>Annual Net Income</b>	<b>-£615.00</b>	<b>£205.80</b>
<b>Net Return</b>	<b>-1.55%</b>	<b>0.52%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£1,146.20**  
Adjusted To

Net Return                      **-2.89%**

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

Annual Net Income      **-£1,564.20**  
Adjusted To

Net Return                      **-3.95%**

# 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 £129,950.



£129,950

Floorplan

## 2 bedroom flat for sale

Llys Yr Efall, Mold

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

First Floor Apartment | Kitchen with Appliances | Shower/wet Room | Lounge with Fireplace | 2 Bed...

### SOLD PRICE HISTORY

9 Feb 2024	£125,000
12 Jan 2018	£105,000
26 Oct 2001	£60,000



£125,000

Floorplan

## 2 bedroom apartment for sale

Llys Yr Efall, Mold

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

SLAP BANG IN THE MIDDLE OF MOLD | FIRST FLOOR APPARTMENT | LIFT & STAIR ACCESS | TWO BEDROOMS | G...

### SOLD PRICE HISTORY

14 Jan 2019	£98,000
13 Jul 2018	£87,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

## 2 bedroom flat

Llys Yr Efail, Mold

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Oct 2023 to 14 Nov 2023 (31 days) by Cavendish Rentals Ltd, Mold

+ Add to report



£630 pcm

## 2 bedroom apartment

Llys Yr Efail, Mold, Flintshire

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Dec 2023 to 15 Dec 2023 (1 days) by Reid and Roberts, Mold

+ Add to report

# 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: **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.



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

Efail, Mold, CH7

209632388

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**