

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Rice Lane, Wallasey, CH44

208473611











## **Property Description**

Our latest listing is in Rice Lane, Wallasey, CH44

Get instant cash flow of £1,940 per calendar month with a 12.7% 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 be a rewarding addition to an investor portfolio.

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







Rice Lane, Wallasey, CH44



4 bedroom

1 bathroom

**Spacious Room** 

Convenient Local Transport Links

Factor Fees: £0

**Ground Rent: Freehold** 

Lease Length: Freehold

Current Rent: £1,940

20847361

# Lounge









# Kitchen









## **Bedrooms**







# Bathroom







## **Exterior**







## **Initial Outlay**





Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£46,000.00** 

SDLT Charge £5,520

Legal Fees £1,000.00

Total Investment £52,520.00

#### **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 £1,940 per calendar month.

Returns Based on Rental Income	£1,940
Mortgage Payments on £138,000.00 @ 5%	£575.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0
Ground Rent	Freehold
Letting Fees	£194.00
Total Monthly Costs	£784.00
Monthly Net Income	£1,156.00
Annual Net Income	£13,872.00
Net Return	<b>26.41</b> %

### Return Stress Test Analysis Report





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

Annual Net Income

-£7,080.00

Adjusted To

**Net Return** 

-13.48%

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

Annual Net Income

-£9,840.00

Adjusted To

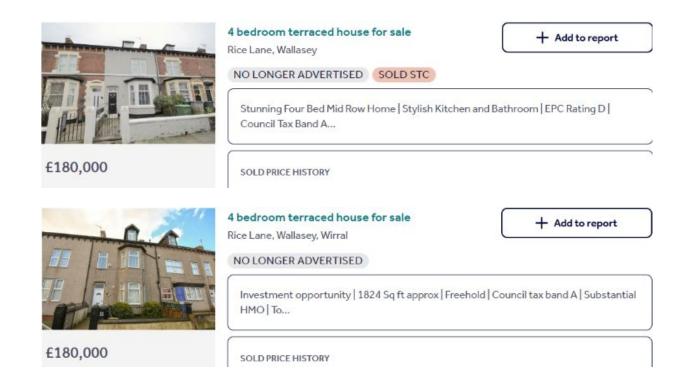
Net Return

**-18.74**%

#### 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 £180,000.



### Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property**Management.



4 bedroom house

+ Add to report

\*\*\*Available With Zero Deposit\*\*\* Falkner Street L8 7PZ

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Sep 2022 to 28 Nov 2022 (80 days) by Entwistle Green, Liverpool

£2,500 pcm

4 bedroom terraced house

+ Add to report

£2,000 pcm

Mount Street, Liverpool

NO LONGER ADVERTISED LET AGREED

Marketed from 11 Jul 2024 to 31 Jul 2024 (19 days) by Nationwide Estate Agents, Chorley

#### **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: **Moved in** within the last 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.







Call us on **0141 478 0985** 



Rice Lane, Wallasey, CH44



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.