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## **LET PROPERTY PACK**

#### **INVESTMENT** INFORMATION

Lansdowne Road, Deeside, CH5

210312654

( www.letproperty.co.uk

#### 



## **Property** Description

Our latest listing is in Lansdowne Road, Deeside, CH5

Get instant cash flow of  $\pm 750$  per calendar month with a 5.0% Gross Yield for investors.

This property has a potential to rent for £1,100 which would provide the investor a Gross Yield of 7.3% if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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

#### **LETPR®PERTY**





Lansdowne Road, Deeside, CH5

210312654

3 bedroom 1 Bathroom Spacious Rooms Three Piece Bathroom

**Property Key Features** 

Factor Fees: £0.00 Ground Rent: TBC Lease Length: TBC Current Rent: £750 Market Rent: £1,100







## **Kitchen**





## Bedrooms





## Bathroom







Exterior





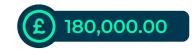
## **Initial** Outlay





Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit	£45,000.00
Stamp Duty ADS @ 6%	£10,800.00
LBTT Charge	£700
Legal Fees	£1,000.00
Total Investment	£57,500.00

### **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  $\pm$ 750 per calendar month but the potential market rent is  $\bigcirc$ 



Returns Based on Rental Income	£750	£1,100
Mortgage Payments on £135,000.00 @ 5%	£562.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	твс	
Letting Fees	£75.00	£110.00
Total Monthly Costs	£652.50	£687.50
Monthly Net Income	£97.50	£412.50
Annual Net Income	£1,170.00	£4,950.00
Net Return	<mark>2.03%</mark>	<mark>8.61%</mark>

#### Return Stress Test Analysis Report





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

Annual Net Income **£2,750.00** Adjusted To

Net Return 4.78%

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

Annual Net Income£2,250.00Adjusted To

Net Return

**3.91**%

### 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 £220,000.

£210,000	3 bedroom semi-detached house for sale Aspen Close, Connah's Quay, Deeside, Flintshire, CH5 (NO LONGER ADVERTISED) Marketed from 2 Aug 2022 to 26 Aug 2022 (23 days) by Sold could. FREEHOLD Council Tax Band. C We are delighted to present to the moder	
View floor plan	2 bedroom detached house for sale	+ Add to report
£210,000	Nant Road, Connah's Quay, Deeside, Flintshire, CH5 4AL (NO LONGER ADVENTISED) SOLD STC Marketed from 24 Jan 2022 to 6 Jun 2022 (133 days) by Keystone F Connah's Quay	Property & Mortgage Centre,
	Detached Bungalow   Two Bedrooms   Fully Renovated   Off Road Parking For Several Cars   Quiet Cu	
	Sold price history:	View
	28/04/2022	£227,000
	06/09/2021	£137,500
	Q EPC:	View
	(Approx.) Sqft: 818 sq ft Price (E) per sqft: £256.71	

#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.

	4 bedroom detached house	+ Add to report	
	Hamilton Road, Deeside, CH5		
	NO LONGER ADVERTISED LET AGREED		
	Marketed from 8 Jul 2024 to 13 Aug 2024 (36 days) by Pro	opeller, Thingwall	
£1,100 pcm	Detached   Four Bedrooms   Utility Room   Ground Floor WC   Garden   Off Road Parking   Available		
	Sold price history:	View	
	16/02/2018	£135.000	
	25/05/2012	£159,950	
	04/11/2005	£45.000	
	O EPC:	View	
	(Approx.) Sqft: 1,227 sq ft Price (£) per sqft	: <b>£0.90</b>	
	3 bedroom semi-detached house	+ Add to report	
	Bryn Road, Connah's Quay, Deeside, Flintshire, Cl	H5 4UT	
	NO LONGER ADVERTISED		
£1,100 pcm	Marketed from 4 Apr 2024 to 7 May 2024 (33 days) by Key Connah's Quay	ystone Property & Mortgage Centre,	
	Large Three Bedroom Semi Detached Property   Extensi Schools	on for Independent Living   Close to	
	Sold price history:	View	
	02/05/2003	£70,000	
	Q EPC:	View	
	(Approx.) Sqft: 1,345 sq ft Price (£) per sqft	£0.82	

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





Standard Tenancy Agreement In Place: **Yes** 



Payment history: Yes

Current term of tenancy: 5 years+



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.







#### Lansdowne Road, Deeside, CH5

#### PROPERTY ID: 12345678

# 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.

