

LET PROPERTY PACK

INVESTMENT INFORMATION

Oakdale Road, Wallasey,
CH44

210535580

 www.letproperty.co.uk





Property Description

Our latest listing is in Oakdale Road, Wallasey, CH44

Get instant cash flow of **£450** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

2 Bedrooms

1 Bathroom

Modern Lounge and Kitchen

Patio

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: Freehold

Current Rent: £450

Market Rent: £650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 90,000

25% Deposit	£22,500.00
SDLT Charge	2700
Legal Fees	£1,000.00
Total Investment	£26,200.00

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 650

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	£450	£650
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£45.00	£65.00
Total Monthly Costs	£341.25	£361.25
Monthly Net Income	£109	£289
Annual Net Income	£1,305	£3,465
Net Return	4.98%	13.23%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,165**
Adjusted To

Net Return **8.26%**

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

Annual Net Income **£2,115**
Adjusted To

Net Return **8.07%**

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

2 bedroom terraced bungalow for sale

+ Add to report

Oakdale Road, Wallasey

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Jun 2022 to 11 May 2023 (327 days) by Jones & Chapman, Wallasey



£80,000

2 bedroom terraced house for sale

+ Add to report

Geneva Road, Wallasey, Merseyside, CH44

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Jan 2023 to 25 May 2023 (128 days) by Skellens Estate Agents, Merseyside

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 terraced house

Northbrook Road, Wallasey, Wirral, CH44

CURRENTLY ADVERTISED

Marketed from 1 Oct 2024 by Northwood, Wirral

+ Add to report



£450 pcm

2 bedroom terraced house

Lucerne Road, Wallasey, Wirral

NO LONGER ADVERTISED

LET AGREED






Marketed from 26 Jun 2015 to 19 Aug 2015 (53 days) by Karl Tatler Lettings, West Kirby

+ 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: **20 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.



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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.



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