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LET PROPERTY PACK

INVESTMENT INFORMATION

Prince Of Wales Avenue, Flint, CH6 5JT

210938430

(www.letproperty.co.uk



Property Description

Our latest listing is in Prince Of Wales Avenue, Flint, CH6 5JT

Get instant cash flow of £550 per calendar month with a 3.6% Gross Yield for investors.

This property has a potential to rent for £916 which would provide the investor a Gross Yield of 6.1% if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Scunthorpe , it will make for a reliable long term investment for an investor.

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

LETPR®PERTY





Prince Of Wales Avenue, Flint, CH6 5JT

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3 Bedroom 1 Bathroom Spacious backyard garden Spacious Room

Property Key Features

Factor Fees: TBC Ground Rent: TBC Lease Length: TBC Current Rent: £550 Market Rent: £916







Kitchen





Bedrooms

















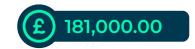
Initial Outlay





purchase price of £181,000.00 and borrowing of £135,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£45,250.00
SDLT Charge	£5,430
Legal Fees	£1,000.00
Total Investment	£51,680.00

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 £550 per calendar month but the potential market rent is



Returns Based on Rental Income	£550	£916
Mortgage Payments on £135,750.00 @ 5%	£565.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	твс	
Letting Fees	£55.00	£91.60
Total Monthly Costs	£635.63	£672.23
Monthly Net Income	-£85.63	£243.78
Annual Net Income	-£1,027.50	£2,925.30
Net Return	<mark>-1.99%</mark>	<mark>5.66%</mark>



Return Stress Test Analysis Report





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

Annual Net Income **£1,093.30** Adjusted To

Net Return 2.12%

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

Annual Net Income **£210.30** Adjusted To

Net Return

0.41%

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 £165,000.

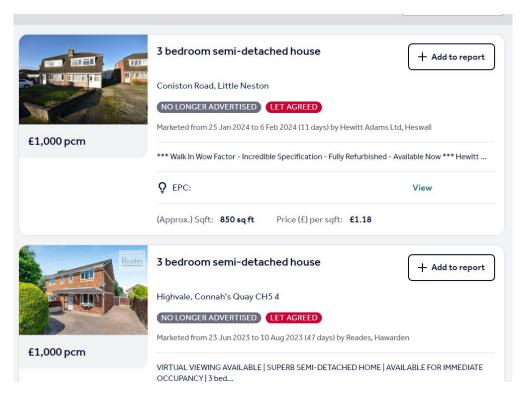
Reystone	3 bedroom semi-detached house for sale	+ Add to report	
	Bryn Glas, Flint, Flintshire, CH6 5XP		
	NO LONGER ADVERTISED SOLD STC		
£165,000	Marketed from 24 Dec 2023 to 29 May 2024 (157 days) by Keystone Prope Connah's Quay	rty & Mortgage Centre,	
and the second s	Semi Detached House Three Bedrooms Kitchen / Diner Modern Family Bathroom Well Presented		
	Sold price history:	View	
ARCAN -	05/04/2024 É	162,500	
	14/04/2008 E	123,000	
	20/05/2004 £	105,000	
Fr View floor plan	Ç EPC:	View	
	(Approx.) Sqft: 667 sq ft Price (£) per sqft: £247.24		
	3 bedroom semi-detached house for sale	+ Add to report	
	Tudor Avenue, Flint		
	NO LONGER ADVERTISED SOLD STC		
	Marketed from 7 Nov 2023 to 17 May 2024 (191 days) by Flint @ Reid & Roberts, Flint		
£165,000	nanocol non new coco o n may coch (1910ays) by nine a novel (3, 1).		
	SEMI DETACHED HOUSE THREE BEDROOMS OFF ROAD PARKING KITCHEN LOUNGE DINING ROOM ENCLOS		



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



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**





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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





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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.

