

LET PROPERTY PACK

INVESTMENT INFORMATION

Maes Y Coed, Flint, CH6

212100250

 www.letproperty.co.uk





Property Description

Our latest listing is in Maes Y Coed, Flint, CH6

Get instant cash flow of **£866** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£870** which would provide the investor a Gross Yield of **7.3%** 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...



Maes Y Coed, Flint, CH6

212100250



Property Key Features

3 Bedrooms

3 Bathrooms

Spacious Rooms

Garden Ground Space

Factor Fees: TBC

Ground Rent: freehold

Lease Length: freehold

Current Rent: £866

Market Rent: £870

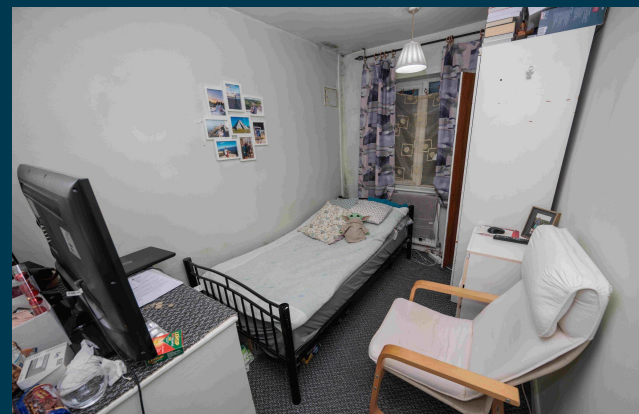
Lounge



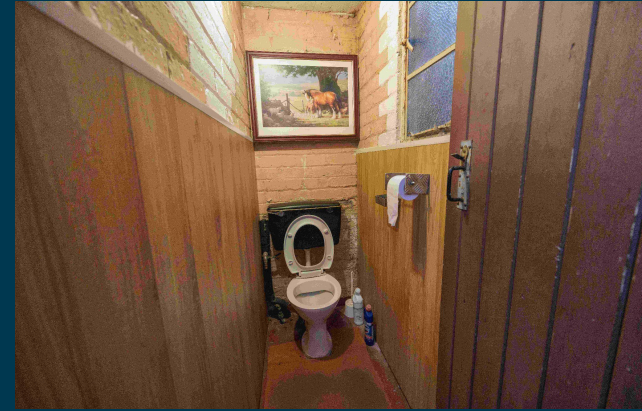
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £144,000.00 and borrowing of £108,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 144,000.00

25% Deposit	£36,000.00
SDLT Charge	£4,320
Legal Fees	£1,000.00
Total Investment	£41,320.00

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 £866 per calendar month but the potential market rent is

£ 870

Returns Based on Rental Income	£866	£870
Mortgage Payments on £108,000.00 @ 5%	£450.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	freehold	
Letting Fees	£86.60	£87.00
Total Monthly Costs	£551.60	£552.00
Monthly Net Income	£314.40	£318.00
Annual Net Income	£3,772.80	£3,816.00
Net Return	9.13%	9.24%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,076.00**
Adjusted To

Net Return **5.02%**

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

Annual Net Income **£1,656.00**
Adjusted To

Net Return **4.01%**

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 £152,000.



£152,000

3 bedroom semi-detached house for sale

+ Add to report

Maes Y Coed, Flint, CH6

NO LONGER ADVERTISED

Marketed from 15 Jan 2024 to 15 Jul 2024 (182 days) by Bettermove, Nationwide



£145,000

3 bedroom terraced house for sale

+ Add to report

Maes Y Coed, Flint, CH6

NO LONGER ADVERTISED **SOLD STC**

Marketed from 7 Sep 2022 to 16 Mar 2023 (189 days) by Purplebricks, covering Chester & Wirral

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

3 bedroom house

+ Add to report

Maes Y Coed, Flint

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Jan 2024 to 1 Mar 2024 (39 days) by Beresford Adams Lettings, Mold



£850 pcm

3 bedroom semi-detached house

+ Add to report

Maes Y Coed, Flint, CH6






NO LONGER ADVERTISED

Marketed from 26 Mar 2024 to 26 Mar 2024 by OpenRent, London

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

Maes Y Coed, Flint, CH6

212100250

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