

LET PROPERTY PACK

INVESTMENT INFORMATION

Grace Court, Gerald Road,
Prenton, CH43

211051770

 www.letproperty.co.uk





Property Description

Our latest listing is in Grace Court, Gerald Road, Prenton, CH43

Get instant cash flow of **£2,970** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£3,800** which would provide the investor a Gross Yield of **8.3%** 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

Portfolio of 5 Flats + 1 Bungalow

Spacious Rooms

Good Condition

Driveway

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: Freehold

Current Rent: £2,970

Market Rent: £3,800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £550,000.00 and borrowing of £412,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 550,000

25% Deposit	£137,500.00
SDLT Charge	31500
Legal Fees	£1,000.00
Total Investment	£170,000.00

Projected Investment Return



The monthly rent of this property is currently set at £2,970 per calendar month but the potential market rent is

£3,800

Returns Based on Rental Income	£2,970	£3,800
Mortgage Payments on £412,500.00 @ 5%	£1,718.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£297.00	£380.00
Total Monthly Costs	£2,030.75	£2,113.75
Monthly Net Income	£939	£1,686
Annual Net Income	£11,271	£20,235
Net Return	6.63%	11.90%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£12,635**
Adjusted To

Net Return **7.43%**

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

Annual Net Income **£11,985**
Adjusted To

Net Return **7.05%**

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 £650,000.



£650,000

8 bedroom semi-detached house for sale

+ Add to report

Shrewsbury Road, Oxton

CURRENTLY ADVERTISED

SOLD STC

Marketed from 26 Jul 2024 by Brennan Ayre O'Neill, Prenton



£500,000

6 bedroom flat for sale

+ Add to report

Gerald Road, Prenton, CH43

NO LONGER ADVERTISED

Marketed from 13 Oct 2020 to 22 Dec 2020 (69 days) by Strike, Nationwide

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,500 based on the analysis carried out by our letting team at **Let Property Management**.



£4,500 pcm

6 bedroom detached house

+ Add to report

Columbia Road, Oxton, Wirral, CH43 6TU

NO LONGER ADVERTISED

Marketed from 23 Oct 2023 to 26 Oct 2023 (3 days) by Move Residential, Mossley Hill



£2,200 pcm

5 bedroom semi-detached house

+ Add to report

Arnside Road, Oxton, Wirral

NO LONGER ADVERTISED






LET AGREED

Marketed from 11 Aug 2023 to 3 Oct 2023 (52 days) by Karl Tatler Estate Agents, Prenton

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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **8 years+**
-  Payment history: **On time for length of tenancy**

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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