

LET PROPERTY PACK

INVESTMENT INFORMATION

Laird Street, Birkenhead, CH41

215487898











Property Description

Our latest listing is in Laird Street, Birkenhead, CH41

Get instant cash flow of £4,048 per calendar month with a 9.4% Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected 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...







Laird Street, Birkenhead, CH41



Portfolio of Residential Flats

4 bathroom

Well Maintained Property

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £4,048

215487898

Lounge





Kitchen









Bedrooms





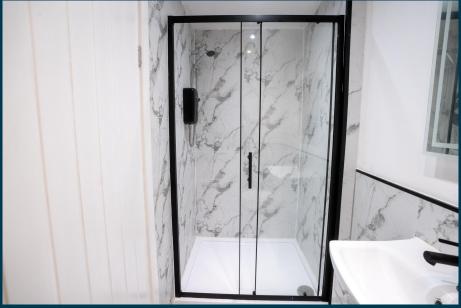




Bathroom







Exterior









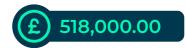
Initial Outlay





Figures based on assumed purchase price of £518,000.00 and borrowing of £388,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£129,500.00**

SDLT Charge £39,300

Legal Fees £1,000.00

Total Investment £169,800.00

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 £4,048 per calendar month.

Returns Based on Rental Income	£4,048
Mortgage Payments on £388,500.00 @ 5%	£1,618.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£404.80
Total Monthly Costs	£2,038.55
Monthly Net Income	£2,009.45
Annual Net Income	£24,113.40
Net Return	14.20%

Return Stress Test Analysis Report





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

Annual Net Income

-£19,605.00

Adjusted To

Net Return

-11.55%

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

Annual Net Income

-£27,375.00

Adjusted To

Net Return

-16.12%

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 £485,000.



5 bedroom apartment for sale

+ Add to report

HMO Liverpool Apartments, 16 Hotham Street, Liverpool

HMO Liverpool Apartments, 16 Hotham Street, Liverpool

NO LONGER ADVERTISED

Marketed from 14 Apr 2023 to 5 Jul 2023 (81 days) by RW Invest, London

£485,000



+ Add to report

NO LONGER ADVERTISED

Marketed from 14 Apr 2023 to 5 Jul 2023 (81 days) by RW Invest, Manchester

£480,000

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: **Moved in** within the last 2 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.





Interested in this property investment?

Call us on **0141 478 0985**



Laird Street, Birkenhead, CH41



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.