

LET PROPERTY PACK

INVESTMENT INFORMATION

Ortega Close, Wirral, CH62

218447491

 www.letproperty.co.uk





Property Description

Our latest listing is in Ortega Close, Wirral, CH62

Get instant cash flow of **£695** per calendar month with a **4.3%** Gross Yield for investors.

This property has a potential to rent for **£1,006** which would provide the investor a Gross Yield of **6.2%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Ortega Close, Wirral,
CH62

218447491



Property Key Features

3 Bedrooms

1 Bathroom

Private Garage Parking

**Fully-Equipped Kitchen with
Ample Storage**

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £695

Market Rent: £1,006

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £194,000.00 and borrowing of £145,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 194,000.00

25% Deposit	£48,500.00
SDLT Charge	£11,080
Legal Fees	£1,000.00
Total Investment	£60,580.00

Projected Investment Return



The monthly rent of this property is currently set at £695 per calendar month but the potential market rent is

£ 1,006



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£695	£1,006
Mortgage Payments on £145,500.00 @ 5%	£606.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£69.50	£100.60
Total Monthly Costs	£690.75	£721.85
Monthly Net Income	£4.25	£284.15
Annual Net Income	£51.00	£3,409.80
Net Return	0.08%	5.63%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,397.80**
Adjusted To

Net Return **2.31%**

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



Annual Net Income **£499.80**
Adjusted To

Net Return **0.83%**

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 £200,000.

 £200,000	<div>3 bedroom semi-detached house for sale</div> <div>+ Add to report</div> <div>Oakworth Drive, Wirral, Merseyside</div> <div>NO LONGER ADVERTISED</div> <div>Marketed from 15 Jun 2021 to 10 Nov 2021 (148 days) by Express Estate Agency, Nationwide</div> <div>*Guide Price £200,000* Three Bedrooms Two Reception Rooms Modern Fitted Kitchen Diner Con...</div>
 £189,950	<div>3 bedroom semi-detached house for sale</div> <div>+ Add to report</div> <div>Scythia Close, New Ferry</div> <div>CURRENTLY ADVERTISED SOLD STC</div> <div>Marketed from 28 Feb 2025 by Brennan Ayre O'Neill, Bromborough</div>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

3 bedroom semi-detached house

Graylands Road , New Ferry

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 May 2025 to 6 May 2025 by Martin & Co, Wirral Bebington

+ Add to report



£1,050 pcm

3 bedroom semi-detached house

Shorefields, Wirral, CH62

NO LONGER ADVERTISED

Marketed from 7 Oct 2024 to 25 Nov 2024 (49 days) by OpenRent, London

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 5 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.



www.letproperty.co.uk

Ortega Close, Wirral, CH62

218447491

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