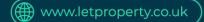


LET PROPERTY PACK

INVESTMENT INFORMATION

Ortega Close, Wirral, CH62

218447491











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



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

21844749

Lounge









Kitchen









Bedrooms









Bathroom







Exterior







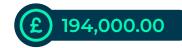
Initial Outlay





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



25% Deposit **£48,500.00**

SDLT Charge £11,080

Legal Fees £1,000.00

Total Investment £60,580.00

Projected Investment Return





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

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



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

£189,950

3 bedroom semi-detached house for sale

+ Add to report

Oakworth Drive, Wirral, Merseyside

NO LONGER ADVERTISED

Marketed from 15 Jun 2021 to 10 Nov 2021 (148 days) by Express Estate Agency, Nationwide

Guide Price £200,000 | Three Bedrooms | Two Reception Rooms | Modern Fitted Kitchen Diner | Con...



3 bedroom semi-detached house for sale

+ Add to repor

Scythia Close, New Ferry

CURRENTLY ADVERTISED

SOLD STC

Marketed from 28 Feb 2025 by Brennan Ayre O'Neill, Bromborough

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**.





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 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.





Interested in this property investment?

Call us on **0141 478 0985**



Ortega Close, Wirral, CH62



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.