

# LET PROPERTY PACK

### **INVESTMENT INFORMATION**

Mulberry Road Birkenhead CH42 3XZ

222582530











## **Property Description**

Our latest listing is in Mulberry Road Birkenhead CH42 3XZ

Get instant cash flow of £600 per calendar month with a 5.2% Gross Yield for investors.

This property has a potential to rent for £832 which would provide the investor a Gross Yield of 7.2% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Mulberry Road <u>Birkenhead C</u>H42 3XZ



3 bedroom

1 bathroom

**Spacious Lounge** 

Well Equipped Kitchen

Factor Fees: £0

**Ground Rent: Freehold** 

Lease Length: Freehold

**Current Rent: £600** 

Market Rent: £832

222582530

## Lounge









## Kitchen







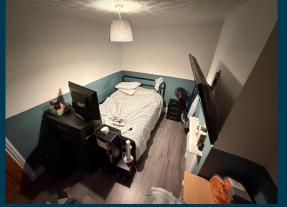


## **Bedrooms**









## **Bathroom**









## **Exterior**









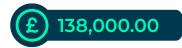
## **Initial Outlay**





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£34,500.00** 

SDLT Charge £7,160

Legal Fees £1,000.00

Total Investment £42,660.00

## **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 £600.00 per calendar month but the potential market rent is



Returns Based on Rental Income	£600.00	£832.00
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£60.00	£83.20
Total Monthly Costs	£506.25	£529.45
Monthly Net Income	£93.75	£302.55
Annual Net Income	£1,125.00	£3,630.60
Net Return	2.64%	8.51%

## Return Stress Test Analysis Report





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

Annual Net Income

£1,966.60

Adjusted To

Net Return

4.61%

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

Annual Net Income

£1,560.60

Adjusted To

Net Return

**3.66**%

## 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 £125,000.



3 bedroom end of terrace house for sale

+ Add to report

Eldon Road, Rock Ferry, Wirral, CH42

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Aug 2024 to 26 May 2025 (290 days) by Bradshaw Farnham & Lea, Prenton



£125,000

£120,000

3 bedroom semi-detached house for sale

+ Add to report

Highfield Road, Birkenhead, Merseyside, CH42

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Jun 2024 to 9 Sep 2024 (88 days) by Sold.co.uk, London

## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom house

+ Add to report

Fairfield Road, Tranmere

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jun 2024 to 24 Jun 2024 (14 days) by Clive Watkin Lettings, Prenton



#### 3 bedroom terraced house

+ Add to report

CURRENTLY ADVERTISED

Lees Avenue, Rock Ferry

Marketed from 15 Oct 2025 by Hewitt Adams Ltd, Heswall

£800 pcm

## **Current Tenant Profile**



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** 

Mulberry Road Birkenhead CH42 3XZ



