

PROPERTY INVESTMENT SCHEDULE



87 Hood Lane
Great Sankey
Warrington, WA5 1ER



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PROPERTY DETAILS

87 Hood Lane
Great Sankey
Warrington, WA5 1ER

Offers in Excess of
£215,000

*** Investment Property***

We Sell Rented Property are delighted to bring to the market this 3-bedroom home in the Great Sankey area of Warrington.

Type of Home	Semi-Detached	Bedrooms	3
Tenure	Freehold	Bathrooms	1
Tenant	In Place	Reception	2
Current Rent	£950pcm		
Potential Rent	£1050pcm		
Yield	See Pages 7-8		



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PROPERTY IMAGES



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PROPERTY IMAGES



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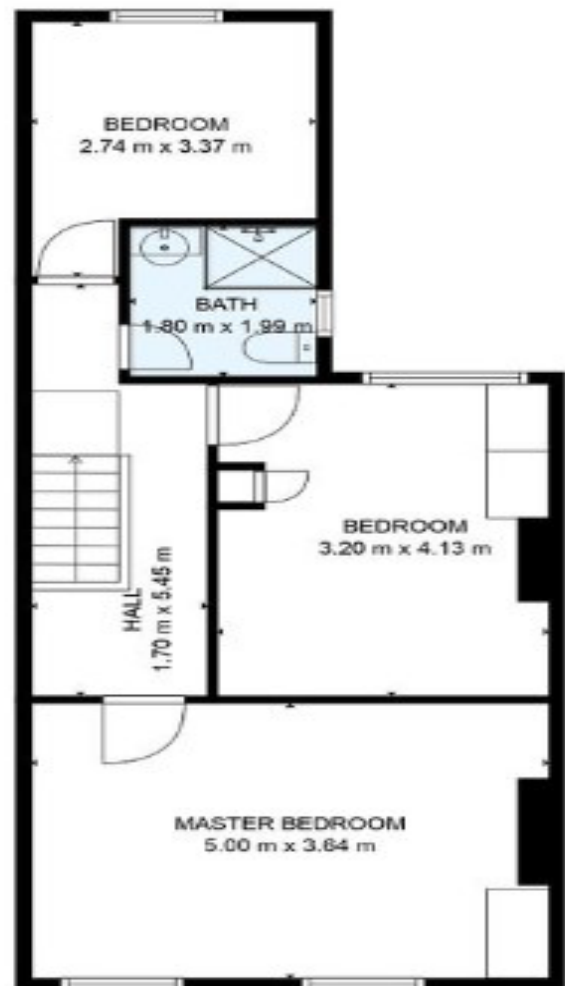
PROPERTY IMAGES



PROPERTY FLOOR PLAN



FLOOR 1



FLOOR 2



INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.
2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.
We then used the historic performance to show the potential future increase over the next 5 years.

Page 7 – Current annual rent returns for a cash purchase & for 75% LTV purchase.

Page 8 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.

Page 9 – Historic increase in value & potential future increase in value. Within the area.

Page 10 – The Combined potential rental income & potential increase in value: to give a Total Potential Return - over 5 years



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RETURN AT CURRENT RENT

£950 PCM

Cash Purchase Investment / Current Return = 5% Yield

Investment		Income	
House Purchase Price	£220,000	Annual Income	£11,400
SDLT	£6,600	Less Mortgage %	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£227,600	Net Annual Income	£11,400

BTL Mortgage Investment / Current Return = 5.03% Yield

Investment		Income	
25% of Purchase Price	£55,000	Annual Income	£11,400
SDLT	£6,600	Less Mortgage Int	£8,250
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£62,600	Net Annual Income	£3,150

* Assumed 25% deposit & BTL interest rate of 5%



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RETURN AT POTENTIAL RENT £1050 PCM

Cash Purchase Investment / Potential Return = 5.5% Yield

Investment		Income	
House Purchase Price	£220,000	Annual Income	£12,600
SDLT	£6,600	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£227,600	Net Annual Income	£12,600

BTL Mortgage Investment / Potential Return = 6.95% Yield

Investment		Income	
25% of Purchase Price	£55,000	Potential Annual Income	£12,600
SDLT	£6,600	Less Mortgage Int	£8,250
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£62,600	Net Annual Income	£4,350

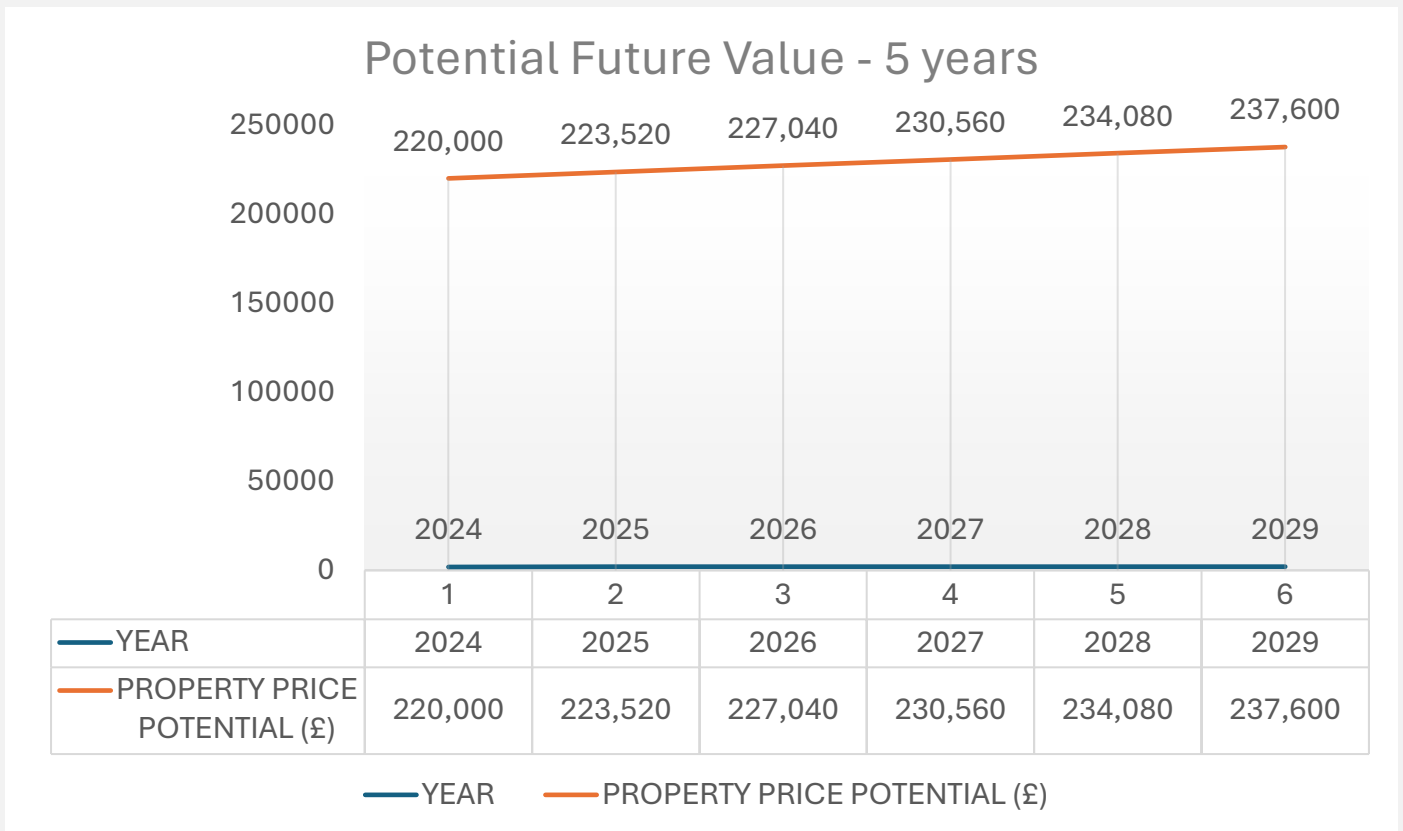
* Assumed 25% deposit & BTL interest rate of 5%



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PROJECTED FUTURE VALUE

House prices in Great Sankey area have increased by 8% in the last 5 years



Based on last 5 years performance



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TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON CURRENT RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 33%

Cash Investment	£227,600
5 Year Income	£57,000
Potential Increase in Value	£17,600
Total Potential Return	£74,600

BTL Mortgage Investment / Potential Total Return 53%

Cash Investment	£62,600
5 Year Net Income	£15,750
Potential Increase in Value	£17,600
Total Potential Return	£33,350



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TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 35%

Cash Investment	£227,600
5 Year Income	£63,000
Potential Increase in Value	£17,600
Total Potential Return	£80,600

BTL Mortgage Investment / Potential Total Return 63%

Cash Investment	£62,600
5 Year Net Income	£21,750
Potential Increase in Value	£17,600
Total Potential Return	£39,350



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TENANT INFORMATION



Tenancy Agreement in Place



No missed / late rent payments in last 12 months



Tenant expected to stay long term



Property fully compliant (EICR / Gas Safety etc)



LOCAL SALES ACTIVITY

ON MARKET 3 WEEKS




Littleton Close £140,000
Offers over

72 metres 1 Terraced

LISTED 3 WEEKS AGO

SOLD STC



Malpas Drive £230,000
Offers over

96 metres 2 Semi-Detached

LISTED 2 MONTHS AGO

SOLD STC



Littleton Close £239,350
Offers over

0.11 km 3 Semi-Detached

ON MARKET 4 MONTHS



Hood Lane South £275,000
Offers over

0.12 km 4 Semi-Detached

ON MARKET 2 MONTHS



Littleton Close £190,000
Offers over

0.13 km 2 Semi-Detached

LISTED 4 MONTHS AGO

SOLD STC



Littleton Close £110,000
Offers over

0.13 km 3 Semi-Detached




LOCAL LETTINGS ACTIVITY

ON MARKET 1 WEEK




Hood lane £850 PCM
66 metres 2 Terraced

ON MARKET 1 MONTH



Littleton Close £825 PCM
0.10 km 2 Semi-Detached

ON MARKET 4 DAYS



Winchester Avenue £975 PCM
0.31 km 3 Other

ON MARKET 3 DAYS



Chelsea Gardens £1,100 PCM
0.39 km 3 Semi-Detached

ON MARKET 1 MONTH



Helmsdale Lane Great Sankey WA5 £600 1TD PCM
0.68 km 1 Flats/Maisonettes


ON MARKET 1 MONTH




Larkspur Grove £850 PCM
0.73 km 2 Other



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