

LET PROPERTY PACK

INVESTMENT INFORMATION

Dalwood Close,
Murdishaw, Runcorn, WA7

208122965

 www.letproperty.co.uk





Property Description

Our latest listing is in Dalwood Close, Murdishaw, Runcorn, WA7

Get instant cash flow of **£650** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Dalwood Close,
Murdishaw, Runcorn,
WA7

208122965



Property Key Features

2 Bedrooms

1 Bathroom

Driveway and Single Garage

Front Garden

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: £0.00

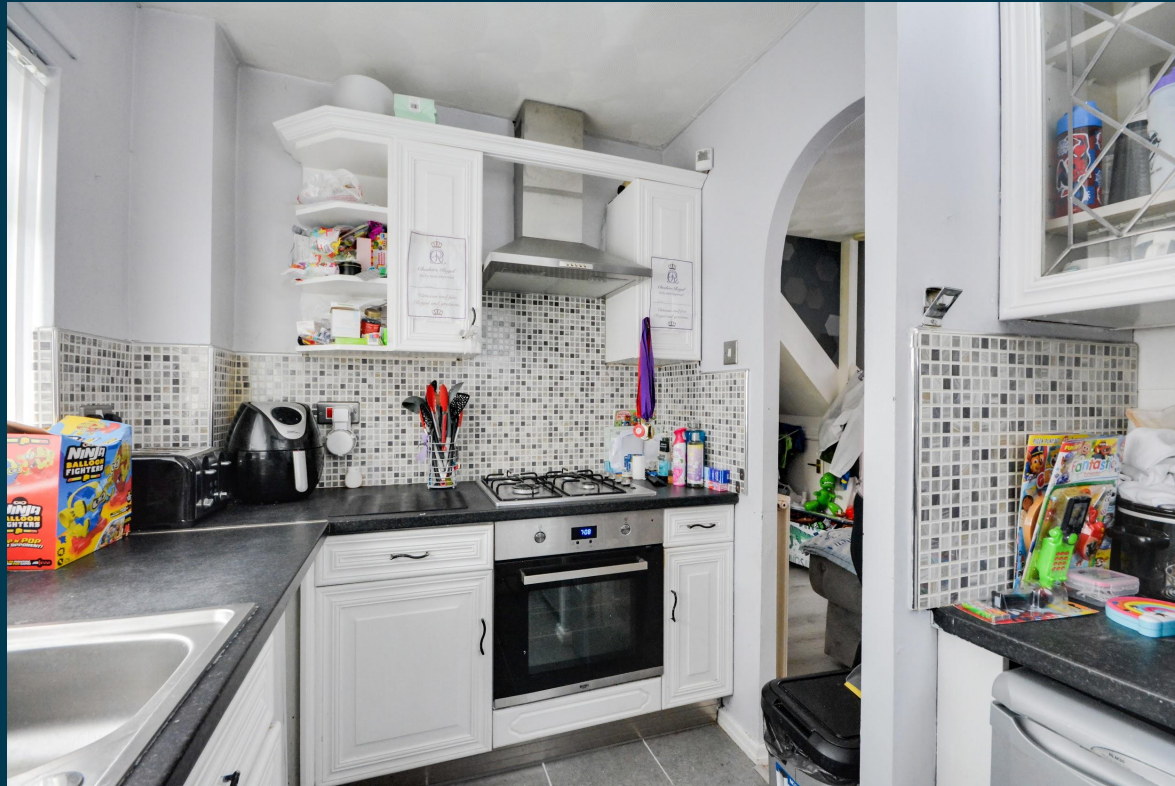
Current Rent: £650

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £135,000.00 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 135,000

25% Deposit	£33,750.00
SDLT Charge	4050
Legal Fees	£1,000.00
Total Investment	£38,800.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£650	£900
Mortgage Payments on £101,250.00 @ 5%	£421.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£65.00	£90.00
Total Monthly Costs	£501.88	£526.88
Monthly Net Income	£148	£373
Annual Net Income	£1,778	£4,478
Net Return	4.58%	11.54%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,678**
Adjusted To

Net Return **6.90%**

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

Annual Net Income **£2,453**
Adjusted To

Net Return **6.32%**

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 £165,000.



£165,000

2 bedroom semi-detached house for sale

Dalwood Close, Runcorn

+ Add to report

NO LONGER ADVERTISED SOLD STC

Beautifully Presented | Two Bedrooms | Semi Detached | Off Road Parking | Detached Garage | EPC R...

SOLD PRICE HISTORY



£120,000

2 bedroom house for sale

Dalwood Close, Abbots Lodge, Runcorn

+ Add to report

NO LONGER ADVERTISED SOLD STC

ANOTHER QUALITY FAMILY HOME SOLD BY EDWARDS GROUNDS!!! | Ideal for first time buyers and young f...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom semi-detached house

5 Barington Drive Murdishaw Runcorn WA7 6HH

+ Add to report

NO LONGER ADVERTISED

Driveway Parking for multiple vehicles | Detached garage / large workshop to rear. | Beautiful la...

SOLD PRICE HISTORY



£650 pcm

2 bedroom semi-detached bungalow

Sawley Close, Murdishaw, Runcorn, WA7 6RD

+ Add to report

NO LONGER ADVERTISED LET AGREED






Sought After Location | Off Road Parking | Close To Runcorn East Railway Station | Gas Central He...

SOLD PRICE HISTORY

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: **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

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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.



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