



Private & Student Rentals
Landlords, Let your Property through us

www.nswproperties.co.uk

10a Buxted Road, Kirkby, Liverpool, L32 6SQ



NSW Properties is pleased to offer an attractive investment property for sale. The property is a 3 bedroom semi detached house in Kirkby, Merseyside.

Property

10a Buxted Road, Kirkby, Liverpool, L32 6SQ

3 Bedroom . The accommodation comprises a porch, lounge and kitchen diner to the ground floor. To the first floor there are three bedrooms, the master benefitting from an en suite shower room, and main family bathroom. Outside there are gardens to the front and rear, plus a driveway offering off road parking. Fully Gas Central Heated and Double Glazed Purchase price is **£80,000.00**

We pay 20% deposit. Therefore loan amount and amount you purchase for will be just **£64,000.00**

Mortgage

- with Mortgage Works - £266.66 per month (80% LTV 5.00 % interest only)

Rental Value

There are comparable rental properties on the market at the moment. Please see the attached Best Price Guide that gives comparable rentals in a ¼ mile radius of the property.

The property being offered currently has a tenant in paying £550.00pcm. From the Best Price Guide attached this would suggest that this is a reasonable and expected market rent for this type of property. As a worst case scenario I

Tel: 01695 581260
Mob: 07545 563662

www.nswproperties.co.uk



Private & Student Rentals
Landlords, Let your Property through us

www.nswproperties.co.uk

would suggest a possible rental value of £525.00pcm

Comparable Sales

The property being offered and the property next door are currently being marketed by Loc8 at a price of £85,000.00:

<http://www.loc8estateagents.co.uk/forsale.asp>

The most recent sales on Buxted Road itself were: Number 5 sold for £67,000.00 December 2008. Number 9 sold for £68,981.00 in October 2007. There should be an air of caution over these prices however if you are to look at the properties on google street view it will be noted that the property on offer is one of only four semi detached properties on the street that are newer builds whereas the other properties are ex council houses. The only other comparable sale of one of these types of properties was Number 12a that sold for £113,500.00 but this was in February 2006 when the market was very healthy and prices were slightly over inflated. The current prices that the properties are being marketed at are more realistic values.

We can offer 20% discount but the investor will have to pay **£4,500.00** per property towards all costs, solicitors, brokers and valuation fee. **This is the only money that you will pay out on the deal.**

One benefit to this type of deal is that there are enormous tax savings on the property. Because the purchase is put through with the Land Registry at the purchase price of £80,000.00 you are actually only paying £64,000.00 (your mortgage). Therefore if you decided to sell the property for £80,000.00 in say 6-12 months there will be no tax to pay on the £16,000.00 profit that you have made.

Letting Information

A lot of people who will invest in these properties will not have the experience, or even time to manage the property on their own. This is where NSW Properties can be of assistance.

NSW Properties can offer a full management service on any property purchased. We would charge a flat fee of £250.00 (no VAT). Therefore on the property above there would be a fee of £250.00 deducted from the initial rent collected and then there would be an 8% management fee for any rent collected (i.e. £44.00 per month). All money collected would be forwarded to you the next day along with an accompanying rent statement of account.

Therefore if a rental of £550.00 a month was achieved on the above property the client would receive £506.00 per month and with a mortgage from Mortgage Works of £266.66 per month this would mean that the investor would clear £239.34 per month plus see instant capital appreciation of 20% on the property when purchased and obviously any increase in capital appreciation going forward.

Tel: 01695 581260
Mob: 07545 563662

www.nswproperties.co.uk