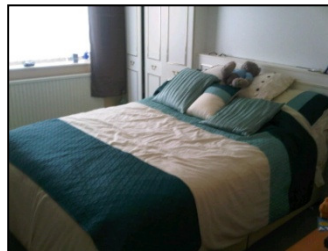
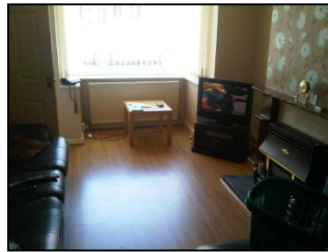




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23 Ashwall Street, Skelmersdale, Lancashire, WN8 8AN



NSW Properties is pleased to offer an attractive investment property for sale. The property is a 3 bedroom end terrace house in Skelmersdale, Lancashire.

Property

23 Ashwall Street, Skelmersdale, Lancashire, WN8 8AN

3 Bedroom . Accommodation briefly comprises: Entrance hall, lounge, fitted kitchen & dining area. To the first floor there are three bedrooms and a modern bathroom. The property also benefits from double glazing and a gas central heating system. Purchase price is **£99,500.00**

We pay 20% deposit. Therefore loan amount and amount you purchase for will be just **£79,600.00**

Mortgage

- with Mortgage Works - £331.66 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.

Looking at historical properties that have been advertised on Rightmove it is hard to make a relative comparison as there have not been a lot of 3 bedroom properties on the market but I would suggest a rental figure in the region of

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£525.00 and £550.00pcm in order to rent the property as quickly as possible.

Comparable Sales

There is currently a 2 bedroom terraced property on the market on Ashwall Street. This property is advertised with Martyn Meade & Staff at £95,000.00.

The most recent sales on Ashwall Street itself were: Number 8 sold for £75,000.00 April 2008. Number 9 sold for £94,000.00 in October 2007 and Number 24 sold for £96,000.00 in March 2007. It should be noted that these prices were achieved at a good time in the market it cannot be clarified how many bedrooms each of these properties had.

We can offer 20% discount but the investor will have to pay **£6,000.00** 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 £99,500.00 you are actually only paying £79,600.00 (your mortgage). Therefore if you decided to sell the property for £99,500.00 in say 6-12 months there will be no tax to pay on the £19,900.00 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 £331.66 per month this would mean that the investor would clear £174.34 per month plus see instant capital appreciation of 20% on the property when purchased and obviously any increase in capital appreciation going forward.

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