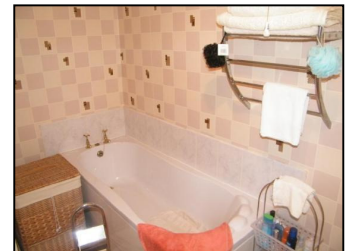




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46 Sunlight Street, Liverpool, Merseyside, L6 4AQ



NSW Properties is pleased to offer an attractive investment property for sale. The property is a bedroom terrace property in Tuebrook, Liverpool.

Property

46 Sunlight Street, Liverpool, Merseyside, L6 4AQ

The property briefly comprises: to the ground floor: Entrance hall leading to a through lounge/dining room and kitchen. To the first floor there are 2 bedrooms and a family bathroom. Purchase price is **£62,500.00**

We pay 20% deposit. Therefore loan amount and amount you purchase for will be just **£50,000.00**

Mortgage

- with Birmingham Midshires - £208.33 per month (80% LTV 5.00 % interest only)

Rental Value

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 can be seen the price of 2 bedroom properties range from £400.00 up to £500.00pcm. We would suggest advertising the property at a rental figure of maybe £475.00pcm with a view to achieving a more realistic figure of £450.00pcm due to the high standard of the

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accommodation on offer.

Comparable Sales

There is currently a 2 bedroom property available for sale with Farrell Heyworth at £74,950.00

The most recent sales on Sunlight street were: Number 25 Sunlight Street sold for £40,000.00 in December 2010. Number 73 Sunlight Street sold for £75,000.00 in June 2010. We would therefore assume that the property that sold more recently for a much lower price may have been in a state of disrepair.

We can offer 20% discount but the investor will have to pay **£3,500.00** 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 £62,500.00 you are actually only paying £50,000.00 (your mortgage). Therefore if you decided to sell the property for £62,500.00 in say 6-12 months there will be no tax to pay on the £12,500.00 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. £36.00 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 £450.00 a month was achieved on the above property the client would receive £414.00 per month and with a mortgage from Birmingham Midshires of £208.33 per month this would mean that the investor would clear £205.67 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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