



Pre-Repossession (Freehold)
£95,000 (+£13,000 works)
3 Rec/4 Bed/2 Bath End Terrace
Yield -> 14.27%

Carlton Road, Burnley



Description

The property is a substantial stone end of terrace 3 rec, 4 beds, and 2 bathroom property. One of the reception rooms is adjacent to the kitchen and therefore makes a good communal dining room. The property also has its own basement. To meet H.M.O. regulations this would need to be sealed from the rest of the building.

With the following work, the property will convert to 6 bedsits.

WORK SCHEDULE

- a. Full timber and D.P.C. check, complete all recommendations and provide certificate.
- b. Full electrical wiring update to comply with current regulations and provide electrical certificate.
- c. Full roof check including all gutters, downspouts, lead flashings, ridge tiles and chimney stack. Complete all recommendations.
- d. Full central heating check, supply and fit new gas combi boiler and provide a Landlords Gas Certificate.
- e. Replace all double glazed window frames to upvc.
- f. Supply and fit new kitchen including oven, hob and extractor fan.
- g. Supply and fit 2nd hand washer and fridge freezer.
- h. Full test of existing fire alarm system.
- i. Supply and fit 9 x fire resistant doors including 6 x Yale locks.
- j. Supply and fit 7 x hardwired smoke detectors.
- k. Decorate as applicable
- l. Remove all rubbish, debris, furniture from property.

Estimated Cost: £13,000

Total investment = £95,000 + £13,000 = £108,000.

The value of the property after completion of works estimated at least £135,000.

Therefore the equity would be £27,000 (20%)

RENTAL YIELD

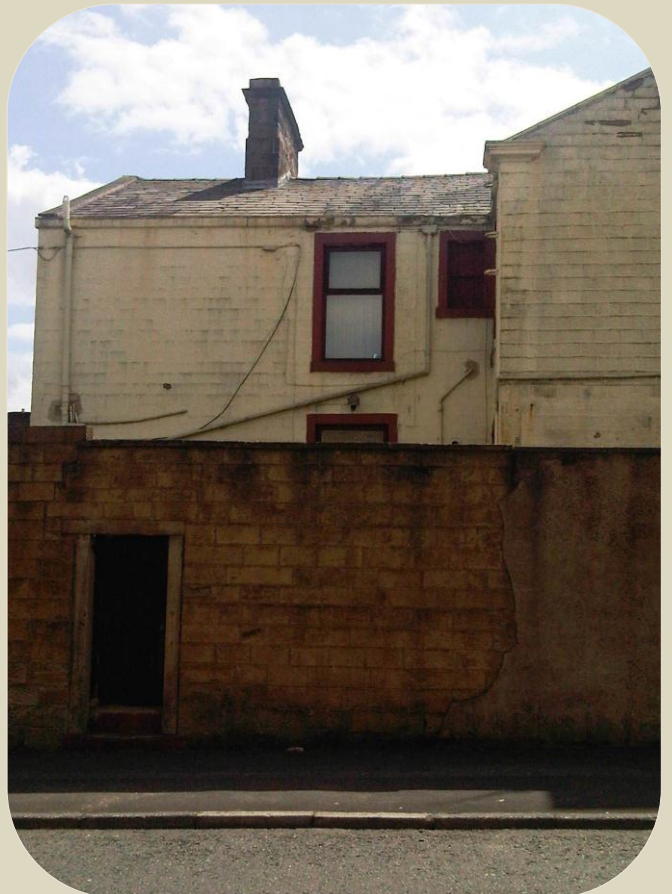
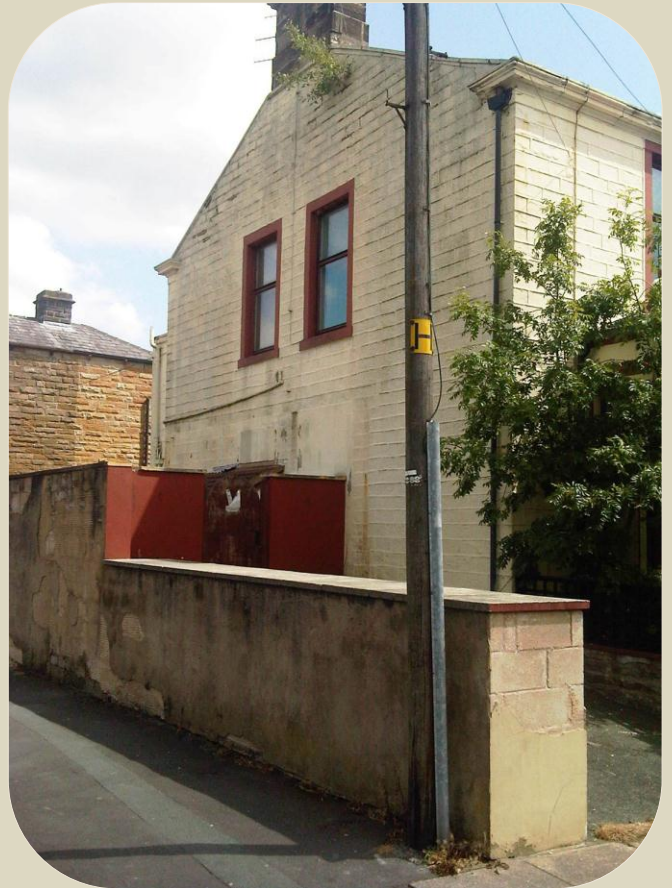
Some of the rooms are of a good size and some already have washbasins.

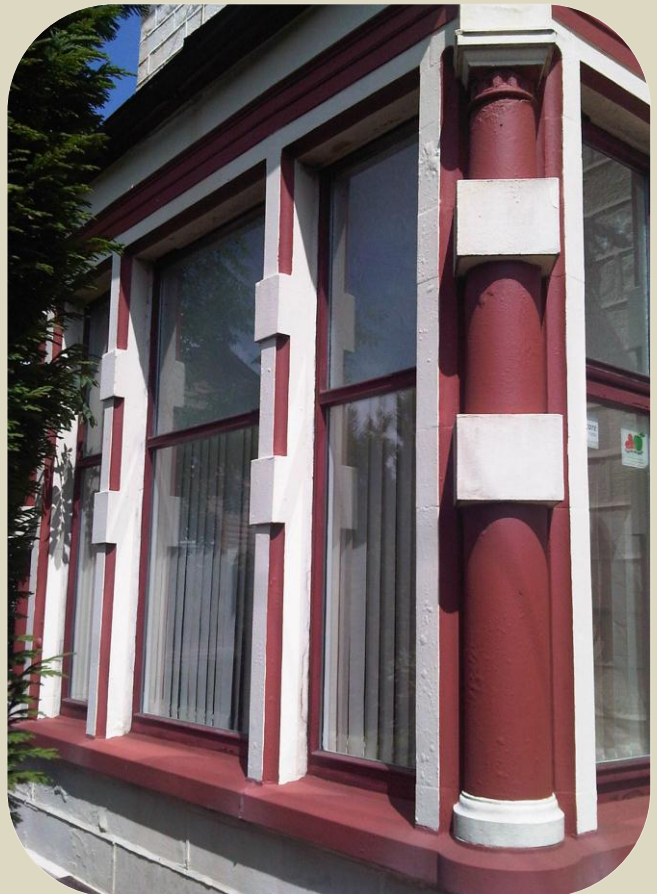
Post works, it is anticipated that four rooms will rent at £75.00 pwk, one room at £70.00 pwk and the last room £65.00 pwk.

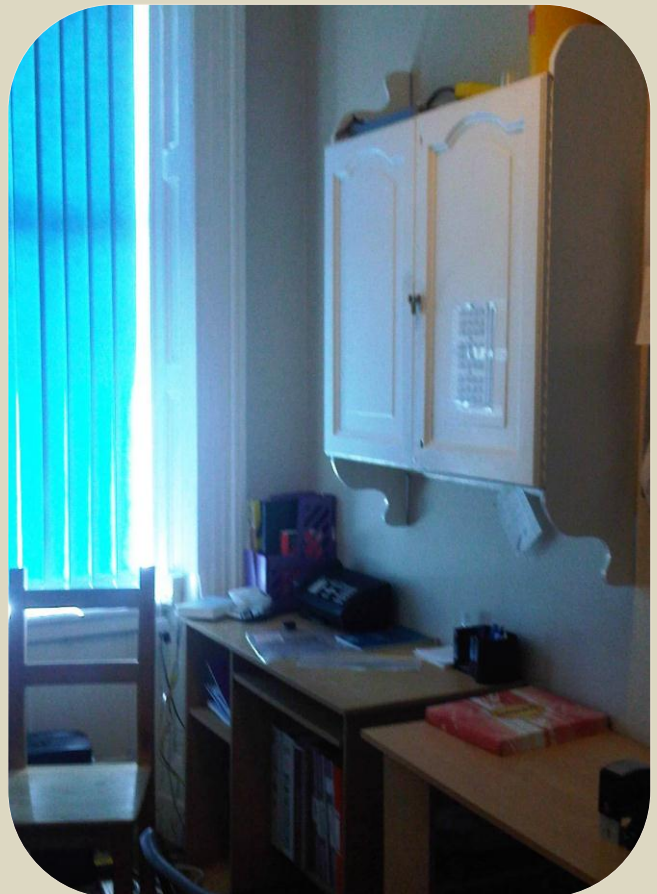
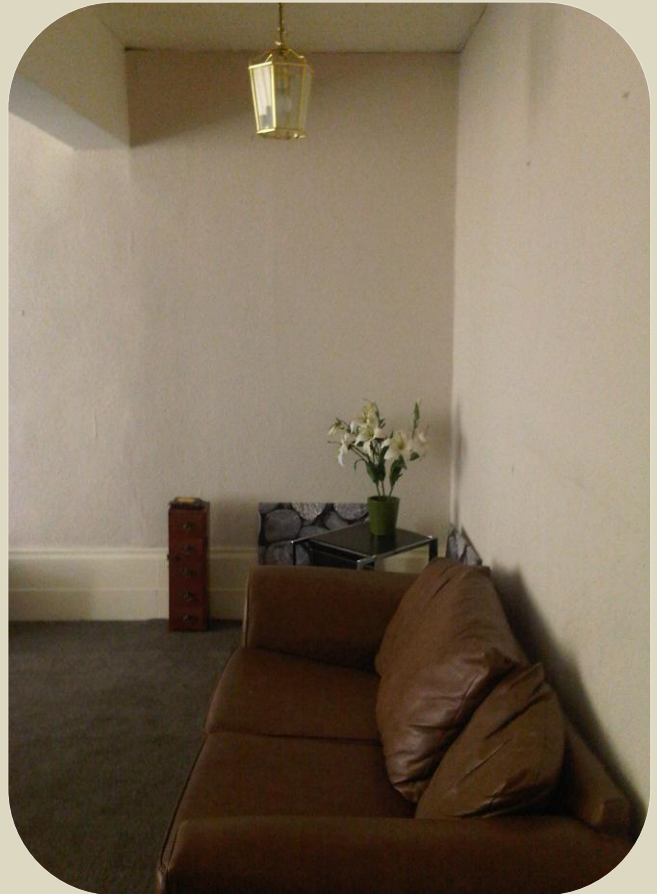
This would give a gross rental yield of £435 pwk, £22,620 pa - gross yield of 20.94% pa.

If you allow £600 per month (to cover all bills and monthly management charges) then the net rental yield will be £22,620-£7,200 = £15,420 pa = 14.27% pa.

If the property is re mortgaged, after 6 months at 75% LTV assuming a value of £135,000 the purchaser will achieve £101,250 of lending.

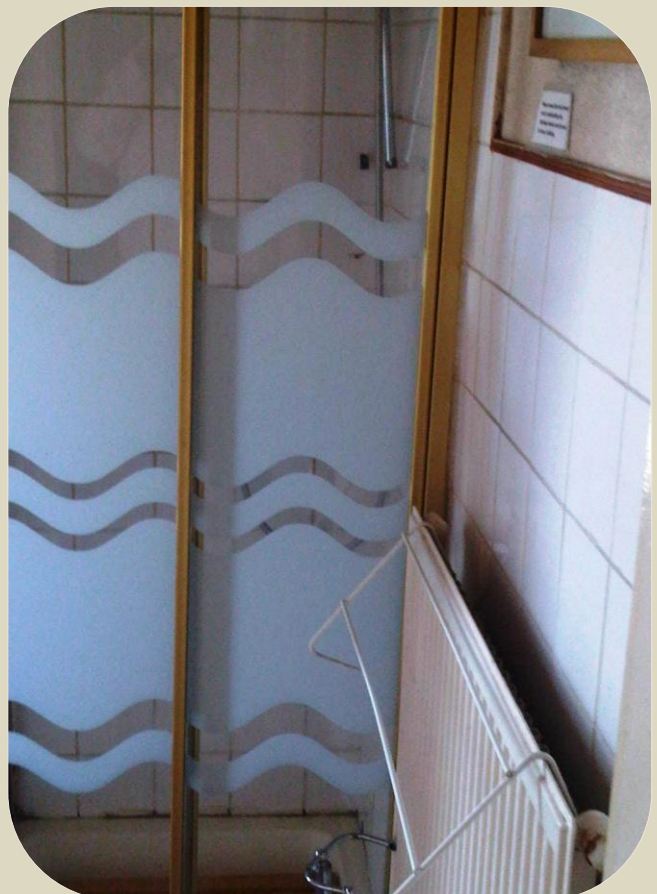














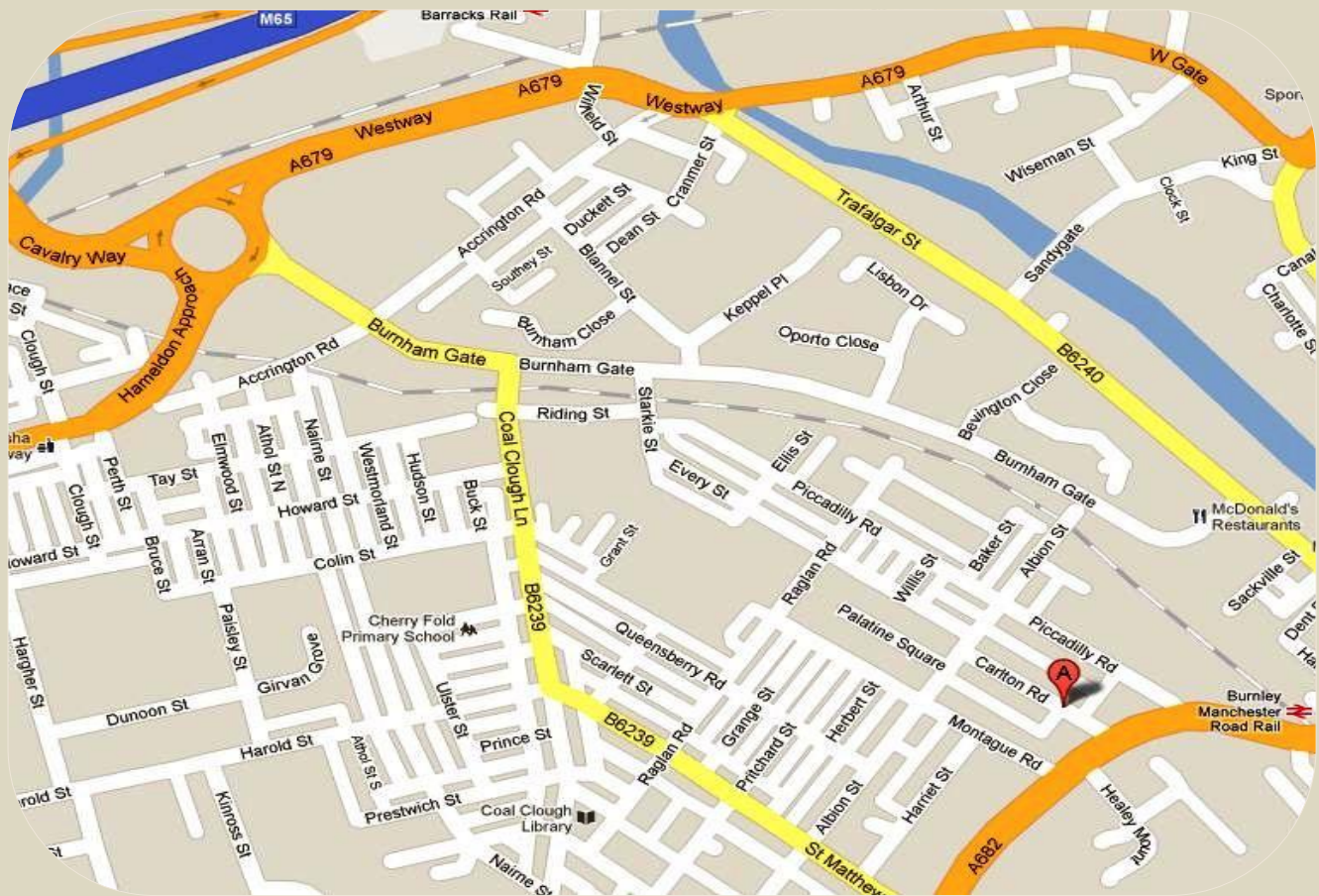
Streets nearby





Financials

Purchase Price	£95,000
Works	£13,000
Total Investment	£108,000
Value (post works)	£135,000
Equity (post works)	£27,000 / 20%
Gross rental yield (£22,620 pa)	20.94%
Net rental yield (£15,420 pa)	14.27%



Agents Notes - Very Important

In many cases, due to the nature of our instructions, Diligent Investments are not able to inspect properties. Photographs and property information has been supplied by a third party. Therefore it is very important that you seek professional advice from a surveyor, solicitor etc before proceeding. Diligent Investments can provide a personalised photographic survey if required (fee chargeable).

We do not test any equipment or carry out building surveys at the property and are unable to give any warranty as to condition/working order of appliances, heating systems or construction.

This is for general guidance only. All figures are approximate and provisional. Condition/furnishings may be subject to change. Diligent Investments cannot guarantee rental incomes or post sales values. Property values can fall as well as rise and rental incomes can decrease, or void periods can occur.