



PGNETWORK
PARTNER GROUP NETWORK



4 BEDROOM TERRACE ST HELENS WA9

SUMMARY



4 Bedroom End Terrace



Purchase Price - **£85,000**



Market Value - **£120,000**



Discount - **£20,000 (17% BMV)**



Estimated Refurb - **£15,000**



Market Rent - **£800 pcm**




For More Information
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Visit Us

Call for details
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WHAT ARE YOU BUYING?

 leasehold re-maintenance 82 years

 4 x Bedroom Terrace

 1 x bathroom 1 x

 Reception

DESCRIPTION

✓ 1 x 4 Bedroom end Terrace

✓ 1 Bathroom

✓ Vacant

✓ Leasehold - 882 years

✓ remaining

Purchase Price - £85,000

✓ Market Value - £120,000

✓ Estimated Refurb - £15,000

✓ Market Rent - £800 pcm

✓ Close to local amenities

✓ In popular and well-established residential area

COMPARABLE



Dawn Close, St Helens, WA9

Offers Over

£170,000 ⓘ

Monthly mortgage payments



Reduced on 23/12/2024



Poynter Street, Poynter Street, WA9

£800 pcm £185 pw ⓘ

Tenancy info



Added on 12/12/2024

ico.
Investment Consultancy & Office

FINANCIALS

DEAL ASSESSMENT

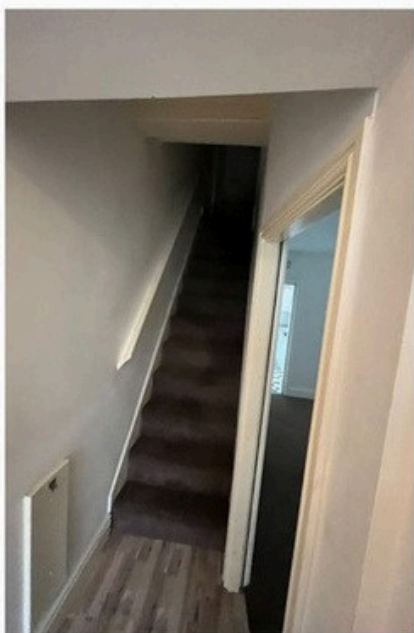
BUY TO BRIDGE

Total Initial Investment Cost	£	42,100.00
3 bridge monthly Cashflow	£	122.29
5 months of bridge costs	£	3,316.28

MORTGAGE REFINANCE INFORMATION (REFINANCING)

Refinanced monthly cashflow	£	388.13
Cash Out From Refinancing	£	26,250.00
Money Left in Deal	£	15,850.00
Months Before No Money Left in		41
Return on Capital Employed		29.38%
Gross Yield		11.29%
Net Yield		9.53%

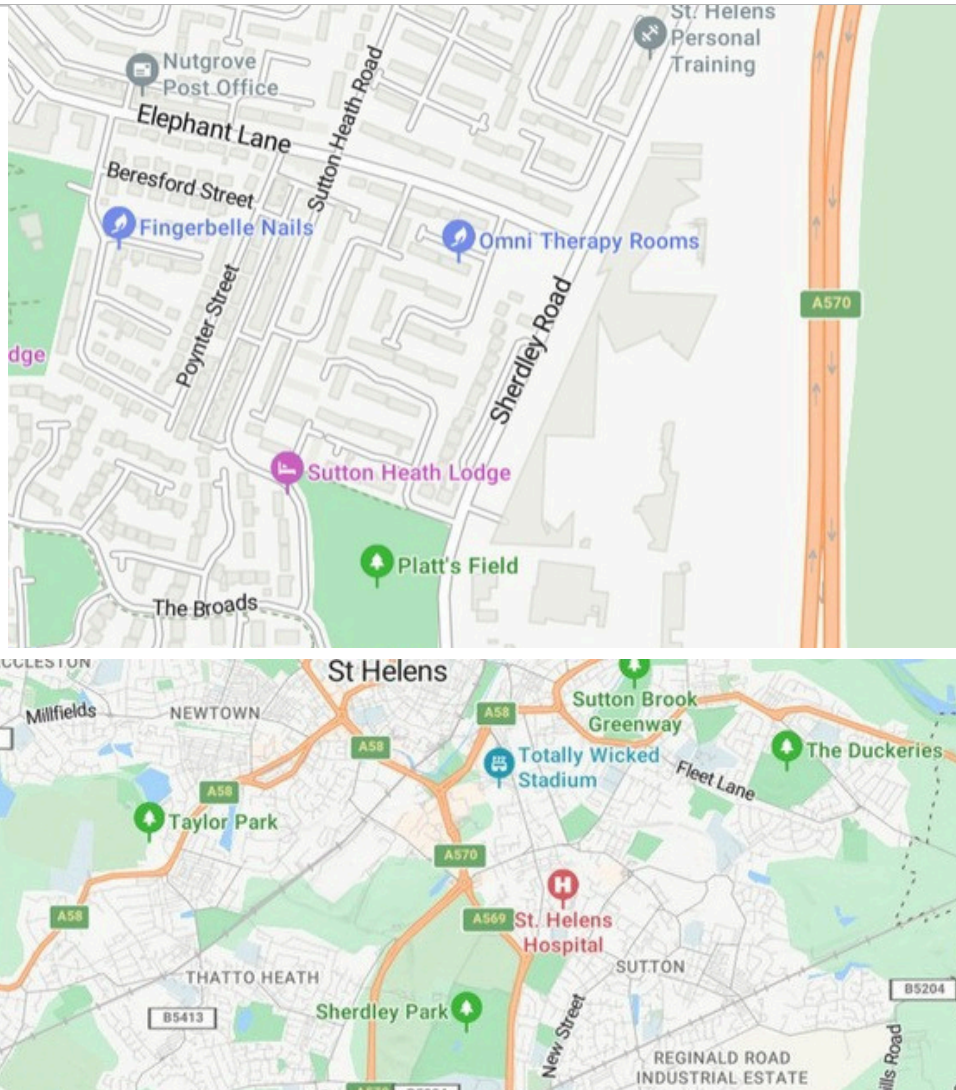
PHOTOS



PHOTOS



LOCATION



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