



Finnigan-McNeill  
PROPERTY GROUP

### Turn-Key Property Purchase Available

006

Please find details of our latest turn-key offer. We receive the keys at the start of May so the property will be ready for purchase at the start of June.

Listing Price:	64995
Number of Bedrooms:	2
Potential Monthly Rental:	450
Potential ROI:	17.00%

#### Description:

Renovated mid terrace back to back property on a quiet side street just off the main road. Close to Bacup town centre and located near the bus stops.

This property will benefit from the turn-key bonuses that we offer with all of our properties; Electrical safety test, gas safety test, all white goods, 12 months free management and free tenant find.

<https://fmp-investments.com/turn-key-properties>

#### Image Link:

Images of a property on the same road (expectations):

<https://www.dropbox.com/sh/win02duasd8ekgq/AAA2jgsMc-xNRkHJAvxwfdere?dl=0>

Property Pre-purchase images:

[https://www.dropbox.com/sh/kjmfak9b9lymabe/AACLh9qjiL5QAJqnGgujnC\\_Ka?dl=0](https://www.dropbox.com/sh/kjmfak9b9lymabe/AACLh9qjiL5QAJqnGgujnC_Ka?dl=0)

## Education:

### Primary Schools

1	Bacup Thorn Primary School 0.3 miles away   State school	Ofsted: Outstanding	Community School
2	St Mary's Roman Catholic Primary School, ... 0.7 miles away   State school	Ofsted: Good	Voluntary Aided School
3	Northern Primary School 0.7 miles away   State school	Ofsted: Good	Community School
4	Sharneyford Primary School 1 mile away   State school	Ofsted: Good	Community School
5	Bacup St Saviour's Community Primary Sc... 1 mile away   State school	Ofsted: Requires improvement	Community School
6	St Joseph's Roman Catholic Primary Scho... 1.1 miles away   State school	Ofsted: Requires improvement	Voluntary Aided School
7	Bacup Holy Trinity Stacksteads Church of ... 1.3 miles away   State school	Ofsted: Outstanding	Voluntary Controlled School
8	Britannia Community Primary School 1.4 miles away   State school	Ofsted: Good	Community School
9	St Anne's Church of England Primary Scho... 1.9 miles away   State school	Ofsted: Good	Voluntary Aided School
10	Waterfoot Primary School 2 miles away   State school	Ofsted: Good	Community School

### Secondary Schools

1	Fearns Community Sports College 1.8 miles away   State school	Not Available	Academy Sponsor Led
2	Fearns Community Sports College 1.8 miles away   State school	Ofsted: Special Measures	Community School
3	Bacup and Rawtenstall Grammar School 2.1 miles away   State school	Ofsted: Outstanding	Academy Converter
4	Alder Grange School 3.3 miles away   State school	Ofsted: Good	Community School
5	Whitworth Community High School 3.6 miles away   State school	Ofsted: Good	Community School
6	Todmorden High School 3.9 miles away   State school	Ofsted: Good	Community School

## Commuting:

### Bus Stops:

Holmes Lane (Burnley Road)	Bacup	27m
Hammerton Street (Burnley Road)	Bacup	37m
Laurel Street (Burnley Road)	Bacup	154m
Meadows Avenue (Burnley Road)	Bacup	213m
Meadows Avenue (Burnley Road)	Bacup	227m

## Breakdown of Numbers:


### Year 1 – No Management costs

<b>Mortgage Purchase</b>	
<b>Purchase Price</b>	<b>65,000</b>
25% Deposit	16,250
Potential Renovation	0
Stamp Duty	1,950
Mortgage Broker	500
Purchase Solicitor	1,000
Valuation Fee	400
Sourcing Fee	0
<b>Total Purchase Cost</b>	<b>20,100</b>
<b>Rental Target</b>	<b>450</b>
Management Fee	0
Insurance	20
Mortgage Payment	142
<b>Total Monthly Income</b>	<b>288</b>
<b>ROI</b>	<b>17</b>

### Year 2 – 10% Management

<b>Purchase Price</b>	<b>65,000</b>
25% Deposit	16,250
Potential Renovation	0
Stamp Duty	1,950
Mortgage Broker	500
Purchase Solicitor	1,000
Valuation Fee	400
Sourcing Fee	0
<b>Total Purchase Cost</b>	<b>20,100</b>
<b>Rental Target</b>	<b>450</b>
Management Fee	45
Insurance	20
Mortgage Payment	142
<b>Total Monthly Income</b>	<b>243</b>
<b>ROI</b>	<b>14</b>

## Revaluation Comparables:

£68,500	Terraced, Freehold, Residential	02 May 2018	2 bedrooms	
£67,000	Terraced, Freehold, Residential	01 Dec 2015		
£35,000	Terraced, Freehold, Residential	26 Apr 2013		

### Disclaimer

**Whilst we do try our hardest to give accurate figures there will be occasions where costs are higher, or values lower.**

**We advise that you are happy with the rental return % and income at the purchase price, and use future potential added value as a bonus, as the markets decrease as well as increase.**

**We advise any purchases to conduct their own due diligence before committing to any purchase.**

**Target revaluations and rental amounts are taken from current market conditions. We cannot take responsibility for valuations conducted by lenders if they are lower than the figures that we have estimated. We will always give figures that we believe are achievable with the current market conditions.**

**Renovation figures are again estimates.**

**All purchases are completed at the buyers own risk.**