



Property Reference:

Sep021

Negotiated Price	£54,000
Estimated Value*	£65,000*
Rental Income (pcm)	£495
BMV Discount	16.90%
Yield	11.00%

The Facts

Nearest Town	Liverpool
Distance	7.0 miles
Bedrooms	2
Suggested Tenancy	AST
Tenanted/Vacant	Vacant

Local Price Comparables

10 Ford View	£94000	17-12-07
9 Ford View	£85000	30-04-07
2 Four Acre Dr	£63000	23-04-08

Neighbourhood profile

			Local	National
Family Income	Very Low	Total Population	282956	49138831
Interest in current affairs	Very Low	% aged 0-19	25.25%	25.03%
Housing with mortgage	Very Low	% aged 20-34	16.11%	20.30%
Educated to degree	Very Low	% aged 35-49	21.38%	21.27%
Couples with children	Low	% aged 50-64	18.31%	17.41%
Have satellite TV	Low	% aged 65+	18.92%	15.88%

Financials at a glance

Broker fee*	£595*
Legal fees**	£850**
Bridging Fee	£650
Survey	£250
Estate Agent Fee***	£1322***
HIP Fee***	£400***
Ahuja Group fee	£2,995
Cash Back	£1250
Total Capital Required	£5812

Rental income

£495

Mortgage cost

£303

Monthly profit

£192

*ranges between £395 to £995 depending on volume and complexity

**excludes disbursements such as land registry fees, CHAPS, searches and VAT.

***Client must pay vendor estate agency fee to secure discount and also refund HIP FEE



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Further information

Well presented ground floor apartment situated in this popular residential location of Litherland which is ideally located within easy reach of transport links, schools and shopping facilities. Benefiting from gas central heating and double glazing the property briefly comprises; Communal Entrance Hall, Hall Way, Lounge, Two Bedrooms, Bathroom, Parking and communal Gardens.

Further pictures



1. The negotiated price is the price we have managed to get the vendor to agree to sell the property at. This is usually only confirmed verbally and the vendor is within their legal rights to alter this agreed negotiated price.
2. The estimated value of the property is based on our research of past prices achieved, estimated current prices being achieved for properties of similar type, location and condition. Please remember it is an estimate and is in no way an indication of what a Chartered Surveyor would value the property at. We advise any would be purchaser to make their own enquiries to ascertain whether our estimated value is reasonable before they instruct a RICS survey.
3. The rental income is based on our own research in to the local housing allowance rates (LHA) and market rent. If let to a DSS claimant on full entitlement the achievable rent would be: **£495**. This is based on the prevailing rate of the Local Housing Allowance (LHA) rates for this current month. If let to a private tenant not in receipt of housing benefit then the rent achievable would be **£475**. This is based on an average asking rental price found on Rightmove and in discussion with the local letting agents. We advise to let to a DSS claimant who is entitled to the maximum housing benefit as per their circumstances. i.e. since it the property is a 4 bedroomed property we recommend you let the property to a DSS claimant entitled to 4 bedrooms. This will be based on the size of his or her family and the certain age and sex of their children.
4. The BMV discount is stated as the discount negotiated relative to the estimated value (ascertained as per note 2) we have given the property.
5. The yield is stated as the annual rental (ascertained as per note 3) divided by the negotiated price.
6. The broker fee stated is an estimate. It will range between £395 to £995 depending on volume and complexity on the financing transaction.
7. The legal fees is an estimate and depends again on complexity. The legal fee stated excludes disbursements such as land registry fees, CHAPS, searches and VAT.
8. The bridging fee is calculated as 1% of the estimated value. It will in reality be 1% of the RICS valuation.
9. The survey cost is based on the median price of what lenders charge for a property of the type, size and value in question.
10. The Ahuja Group fee is the fee required to receive the full contact details of the agents that are selling the property. Agents are defined as the party whom we have agreed the sale of the property. Sometimes an agent is not involved. In these cases the Ahuja Group fee is the fee required to receive the full details of the vendor.
11. The deposit required to purchase the property is calculated using what we think is the most suitable mortgage product available at the time. We are not mortgage brokers so please see this figure as an indication only. Our brokers Connect IFA will be able to give you a more accurate figure. We suggest you contact Connect IFA to determine your eligibility to obtain a mortgage before you commit to buy this property.
12. The total capital required is an estimate of what we think you will need to purchase this property. It is an estimate only and we suggest you make your enquiries to how accurate these figures are based on your own personal circumstances.
13. The monthly mortgage cost is based on a **85%** Loan To Value buy to let mortgage being obtained at a borrowing rate of **6.59%**. We suggest you contact Connect IFA to get a more accurate figure as the mortgage you can get will be based on your own personal circumstances.
14. The monthly profit figure calculated is the gross profit you can expect to achieve. This is calculated as the rent (ascertained as per note 2) less the mortgage cost (ascertained as per note 13).
15. Every effort is made to make this property report as accurate as possible however we cannot be held liable for any losses as a result of any investment decisions made from relying on this report. Due diligence should be exercised at all stages including obtaining a survey from a chartered surveyor, performing local authority searches, visual inspection of the property and full investigation of the title of the property by a solicitor.

Terms & Conditions and Refund Policy

We undertake due diligence on all the deals that we promote to ensure availability of investments and authenticity of the information provided. To avoid a conflict of interest we do not own the properties we promote and therefore the information on which we base our assessment of properties is provided by the vendor or selling agent.

You understand it is therefore possible on occasion for some information to differ from what is stated and acknowledge that all information is provided as approximate guidelines. Accordingly, market value is established using real data but should be used as a guideline; the Ahuja Group do not accept liability for survey costs failing to reach indicated market value guideline.

Yield is calculated as a percentage expression of annual rental income compared to asking price. Annual rental income may be determined using real or estimated (based on local comparables) rental figures.

We aim to locate properties with a yield and BMV discount corresponding to your requirements on the Order Form. Preference will be given to properties which meet your preferential criteria, but you the suitability of an investment is determined by its equivalence to your required yield and BMV only.

If you're unable to purchase a property through no fault of your own we will source a similar replacement investment and you agree to allow us a time-frame of six months to do so; this time frame begins from the point at which it is determined you are unable to purchase an investment, and applies to the alternative investments we provide. The stipulation of what is similar will be at the discretion of the Ahuja Group, although we will discuss your preferred criteria with you before finalising criteria.

Refunds will be provided if we are unable to resource an investment property within this six month timeframe.

Deals are reserved on the assumption you will have sufficient buying power to purchase, so it's your responsibility to ensure that this is the case. Refunds will not be granted because of lack of funds or changes in circumstances if an introduction to the vendor has been made.