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Upland Road, St Helens, Merseyside, WA10

Below Market Value

			
Bedrooms – 2	Bathroom – 1	Receptions - 1	Tenure – Lease



## Highlights

- Purchase Price - £104,995
- Market Value - £130,000
- Discount - £25,005
- 19% Discount
- Local Agents appraisal £130,000 • 2 Bedroom semi detached
- Leasehold – 87 years remaining
- Peppercorn GR
- Large enclosed rear patio
- Vacant
- Amenities, shops & Transport links close by
- Gross Yield 8.57%

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## Financial Information

### DEAL ASSESSMENT

#### BUY TO BRIDGE

Total Initial Investment Cost	£	
		30,998.60
Bridge monthly Cashflow	-£	
		173.21
6 months of bridge costs	£	
		4,819.27

#### MORTGAGE REFINANCE INFORMATION (REFINANCING)

Refinanced monthly cashflow	£	
		215.63
Cash Out From Refinancing	£	
		18,753.75
Money Left in Deal	£	
		12,244.85
Months Before No Money Left in		57
Return on Capital Employed		21.13%
Gross Yield		8.57%
Net Yield		7.20%

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## Comprables



SOLD STC

Grange Park Road, St. Helens, WA10 [See map](#)



£145,000 [i](#)

[Monthly mortgage payments](#)

Added on 05/07/2023



Yorkshire Gardens, The Shires, St Helens, WA10 [See map](#)



£795 pcm £183 pw [i](#)

[Tenancy info](#)

Added on 15/09/2023



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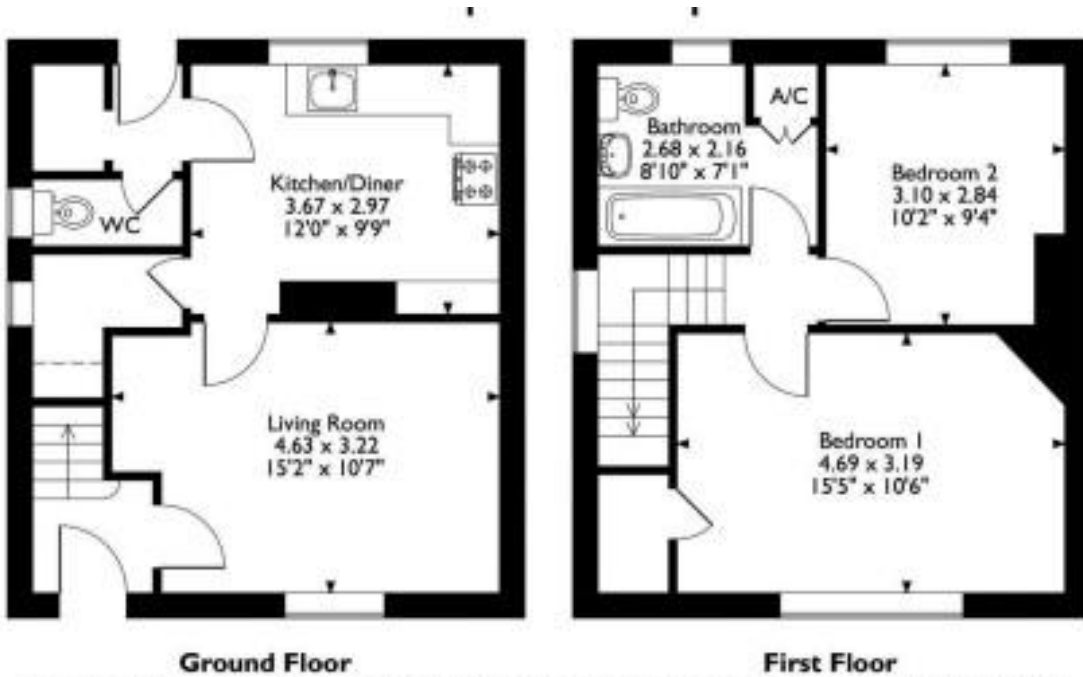
## Photos



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## Floorplan



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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## Location

