

**MEMBERS  
ONLY** **PRO**  
MEMBERSHIP

**Widnes, WA8**

**Fully tenanted HMO Property GUARANTEED RENT**



### Highlights

- Purchase price £195,000
- Fully tenanted £17,290PA / £1441 PCM NET INCOME
- 5 Bedroom fully licenced HMO
- Freehold
- Fully tenanted till 07/2029 (6 Years)
- NO REPAIRS
- NO VOIDS
- NO MANAGEMENT NEEDED
- 8.74% NET yield
- We can allow a commercial mortgage purchase but cash or a bridge is preferred.
- Commercial Lender - 5.93% Fixed for 5 years @ 2% Lenders Fee 1% brokers fee.

## Financials

### DEAL ASSESSMENT

#### Buy To Bridge

Total Investment Cost	£	56,200.00
Bridge monthly Cashflow	£	153.01

### MORTGAGE REFINANCE INFORMATION (REFINANCING)

Refinanced monthly cashflow	£	676.60
Cash Out From Refinancing	£	-
Money Left in Deal	£	56,200.00
Months Before No Money Left in		83
Return on Capital Employed		14.45%
Gross Yield		8.87%
Net Yield		8.74%













Location

