


07792319944 

hi@phennix.co.uk 



## Address

Stoke-On-Trent / Crewe

## Postcode

CW2...

## Description

It's a ready made 6 bed HMO. It's been recently refurbished to highest standard. It has got 3 bathrooms, 6 bedrooms and kitchen dinner. The property is fully tenanted to the company who pays £525 per week. The owner is just waiting to receive HMO license.

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## PROPERTY INFORMATION

Estimated rental per month (Gross)

£2,100

Gross Yield

14%

Asking Price

£170,000

Fair Market Value

£170,000

Refurb

£0

Buying Costs

£181,350

## PROPERTY DESCRIPTION

Property Type

House

No. of existing bedrooms

6

Total no. of bedrooms after refurb

6

Reception Rooms

Bathrooms / Shower Rooms

3

Nearest Train Station

Crewe

Key Journey Time

7min to train station

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# FINANCIALS

## Source Fee *(including VAT if applicable)*

£4,500

## Assumed additional property Sur Charge

## What's Included in the Fee

- ✓ Surveyor liaising (the cost of the surveyor and report is not included)
- ✓ Sourcing of property

## Legal Fees

£850

## Stamp Duty

£6,000

## Lettings Management Charge

14%

## Is this property part of a portfolio?

No

## Freehold / Leasehold

Freehold

## Length of lease

## Service charge

## Is the property a cash purchase?

Yes

## Potential Target Demographic?

- ✓ Social
- ✓ Families
- ✓ Key Workers
- ✓ Shift workers
- ✓ Professionals

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# PROPERTY DETAILS

What is the market status of the property / investment?

Off market

Why is the property being sold?

Investor or corporate entity selling off asset(s)

Is the property price negotiable?

No

Is the property lettable in its current condition?

Yes

Is this property in an article 4 area

Property is NOT in an article 4 area and does not currently have an HMO licence from local authority.  
Investor needs to apply

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# RENOVATION DETAILS

## Renovation Timeframe

## Renovation Description

None

## Total Cost of Renovation

£0

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# External Description

None

## Garden Works

£0

## Windows

£0

## Doors

£0

## Other 1

## Chimney Stack

£0

## Other 2

## Roof

£0

## Other 3

## Total

£0

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Internal Description

None

Rip Out

£0

Doors

£0

Painting

£0

Electrics

£0

Staircase

£0

Plastering

£0

Plumbing

£0

Brickwork

£0

Joinery

£0

Kitchen

£0

Roof

£0

Bathroom

£0

Flooring

£0

Other 1

Other 2

Other 3

Total

£0

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## Second Exit Strategy

Buy to Let

## Asking Price

£0

## Fair Market Value

£0

## Refurb

£0

## Gross Monthly Rent

£0

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# PROPERTY COMPARABLES

## Comparable 1

Address

237 Walthall Street, CW2 7LE

Link

Sale Price

£165000

Date

2019-06-10

Description

6 bedroom hmo that needed some work and 6th bedroom was undersized

## Comparable 2

Address

Link

Sale Price

Date

Description

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### Comparable 3

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Address

Link

Sale Price

Date

Description

### Comparable 4

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Address

Link

Sale Price

Date

Description

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