

LET PROPERTY PACK

INVESTMENT INFORMATION

Frankby Road Liverpool, L4
7XH

209191871

 www.letproperty.co.uk





Property Description

Our latest listing is in Frankby Road Liverpool, L4 7XH

Get instant cash flow of **£1,200** per calendar month with a **5.7%** Gross Yield for investors.

With great potential returns and located within a prime rental location in the Southside of Glasgow, it will make for a reliable long term investment for an investor.

Don't miss out on this fantastic investment opportunity...



Frankby Road Liverpool,
L4 7XH

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Property Key Features

3 Bedroom

1 Bathroom

Modern Living room

Spacious room

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £253,000.00 and borrowing of £189,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 253,000.00

25% Deposit	£63,250.00
SDLT Charge	£7,740
Legal Fees	£1,000.00
Total Investment	£71,990.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,200
Mortgage Payments on £189,750.00 @ 5%	£790.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	Freehold
Ground Rent	Freehold
Letting Fees	£120.00
Total Monthly Costs	£925.63
Monthly Net Income	£274.38
Annual Net Income	£3,292.50
Net Return	4.57%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£892.50**
Adjusted To

Net Return **1.24%**

If Interest Rates increased by 2% (from 5% to 7%)


Annual Net Income **-£502.50**
Adjusted To

Net Return **-0.70%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £235,000.



3 bedroom semi-detached house for sale [+ Add to report](#)


Westcliffe Road, Liverpool, Merseyside, L12


CURRENTLY ADVERTISED


Marketed from 6 Aug 2024 by Sutton Kersh, West Derby

£235,000

Convenient Location | Semi Detached | No Chain | Three Bedrooms | Rear Extension | Driveway | Fro...

 Sold price history: [View](#)

 Floor plan: [View](#)



3 bedroom semi-detached house for sale [+ Add to report](#)

Town Row, West Derby, Liverpool, L12

NO LONGER ADVERTISED

Marketed from 19 Jan 2023 to 19 Jan 2023 by Move Residential, Mossley Hill

£235,000

Three Bedroom Semi Detached Family Home | Popular Residential Location | Through

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

3 bedroom semi-detached house

+ Add to report

Marrow Drive, L7

NO LONGER ADVERTISED

Marketed from 19 Jan 2024 to 23 Jan 2024 (3 days) by Leaders Lettings, Covering Lincoln

Fantastic local amenities | Spacious Lounge | Large rear garden | Easy access into city centre

 Floor plan:

[View](#)



£1,200 pcm

3 bedroom semi-detached house

+ Add to report

41 Leith Way

NO LONGER ADVERTISED **LET AGREED**

Marketed from 4 Sep 2023 to 10 Oct 2023 (36 days) by Hunters, Liverpool

Available now | 3 bedroom | 2 bathroom | Unfurnished | Council tax band | EPC rating B | Deposit ...

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Current term of tenancy: **3 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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