

LET PROPERTY PACK

INVESTMENT INFORMATION

Princes Road, Liverpool, L8

209731877











Property Description

Our latest listing is in Princes Road, Liverpool, L8

Get instant cash flow of £540 per calendar month with a 11.2% Gross Yield for investors.

This property has a potential to rent for £694 which would provide the investor a Gross Yield of 14.4% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Princes Road, Liverpool, L8



Property Key Features

Studio

1 Bathroom

Modern Kitchen

Well Maintained Property

Factor Fees: £729 per annum

Ground Rent: TBC

Lease Length: 105 yrs

Current Rent: £540

Market Rent: £694

Lounge









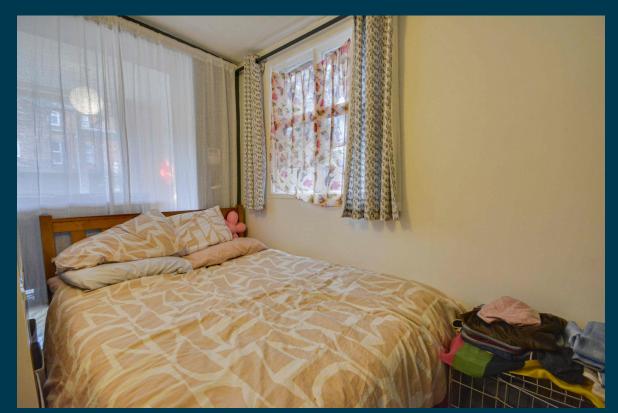
Kitchen





Bedrooms









Bathroom









Exterior





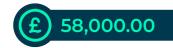
Initial Outlay





Figures based on assumed purchase price of £58,000.00 and borrowing of £43,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£14,500.00**

SDLT Charge £1,740

Legal Fees £1,000.00

Total Investment £17,240.00

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.

The monthly rent of this property is currently set at £540 per calendar month but the potential market rent is



Returns Based on Rental Income	£540	£694
Mortgage Payments on £43,500.00 @ 5%	£181.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£60.75	
Ground Rent	ТВС	
Letting Fees	£54.00	£69.40
Total Monthly Costs	£311.00	£326.40
Monthly Net Income	£229.00	£367.60
Annual Net Income	£2,748.00	£4,411.20
Net Return	15.94%	25.59%

Return Stress Test Analysis Report





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

£3,023.20

Annual Net Income

Adjusted To

Net Return

17.54%

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

Annual Net Income

Adjusted To

Net Return

20.54%

£3,541.20

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 £85,000.



£85,000

1 bedroom flat for sale

154 Princes Road, Liverpool, L8 2UL

NO LONGER ADVERTISED

1-Bedroom Second Floor Flat | Leasehold | Gas Central Heating | Single Glazing | Intercom System ...

Marketed from 25 May 2023 to 25 May 2023 by C&D Properties, Liverpool



£65,000

1 bedroom apartment for sale

Princes Road., Liverpool

NO LONGER ADVERTISED

Studio Apartment | Lounge / Bedroom | Fitted Kitchen | Shower Room | Double Glazed |
Gas Central H...

Marketed from 7 Jul 2022 to 14 Oct 2023 (464 days) by Jones & Chapman, Allerton

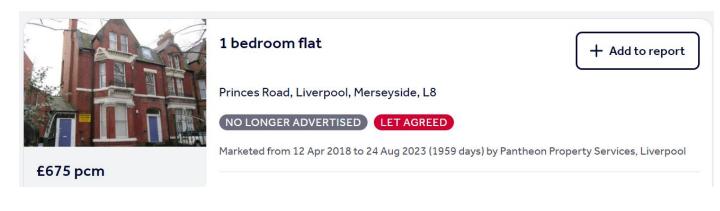
+ Add to report

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.





£650 pcm

1 bedroom flat

+ Add to report

Princes Road, Princes Park, Toxteth, Liverpool, L8

NO LONGER ADVERTISED LET AGREED

Marketed from 14 Dec 2023 to 19 Feb 2024 (66 days) by Northwood, Liverpool

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: Moved in within the last 2 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.





Interested in this property investment?

Call us on **0141 478 0985**



Princes Road, Liverpool, L8



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.