

LET PROPERTY PACK

INVESTMENT INFORMATION

Neville Road, Waterloo,
L22 0NJ

210914012

 www.letproperty.co.uk





Property Description

Our latest listing is in Neville Road, Waterloo, L22 0NJ

Get instant cash flow of **£675** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£849** which would provide the investor a Gross Yield of **6.6%** if the rent was increased to market rate.

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

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



Neville Road, Waterloo,
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Property Key Features

2 Bedroom

2 Bathroom

Well Maintained

Spacious Room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £675

Market Rent: £849

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,000.00

25% Deposit	£38,750.00
SDLT Charge	£4,650
Legal Fees	£1,000.00
Total Investment	£44,400.00

Projected Investment Return



The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is

£ 849



Returns Based on Rental Income	£675	£849
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£67.50	£84.90
Total Monthly Costs	£566.88	£584.28
Monthly Net Income	£108.13	£264.73
Annual Net Income	£1,297.50	£3,176.70
Net Return	2.92%	7.15%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£1,478.70**
Adjusted To

Net Return **3.33%**

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


Annual Net Income **£851.70**
Adjusted To

Net Return **1.92%**

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 £200,000.




2 bedroom flat for sale + Add to report

College Road, Crosby, Liverpool

NO LONGER ADVERTISED **SOLD STC**


Marketed from 7 Mar 2024 to 15 Jul 2024 (130 days) by Abode, Crosby

Second Floor Apartment | Two Double Bedrooms | Spacious Open Plan Kitchen/Lounge | En Suite Showe...



[View floor plan](#)

£200,000



2 bedroom apartment for sale + Add to report

Merrilocks Road, Blundellsands

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 16 Dec 2023 by Berkeley Shaw Real Estate, Crosby


Self contained two bedroom apartment | Ground floor | Desirable location | No onward chain | Resi...

£200,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat [+ Add to report](#)


Bridge Road, Waterloo, L23 6SA

CURRENTLY ADVERTISED

Marketed from 3 Sep 2024 by Clive Watkin Lettings, Crosby

£850 pcm

** Zero Deposit Guarantee Available ** Clive Watkin are pleased to present this spacious 2 bedroo...



2 bedroom apartment [+ Add to report](#)

Avon Court, Crosby, Liverpool, Merseyside, L23


CURRENTLY ADVERTISED LET AGREED

Marketed from 7 Aug 2024 by Anthony James Estate Agents, Southport

Crosby Village Location | Fantastic Local Amenities | Bright and Airy Feel | Modern Kitchen Diner...

⚡ EPC: [View](#)

(Approx.) Sqft: **764 sq ft** Price (£) per sqft: **£1.11**



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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

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

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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