

LET PROPERTY PACK

INVESTMENT INFORMATION

Formosa Road, Liverpool,
L10 7NB

211235988

 www.letproperty.co.uk





Property Description

Our latest listing is in Formosa Road, Liverpool, L10 7NB

Get instant cash flow of **£850** per calendar month with a **5.5%** Gross Yield for investors.

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

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



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Property Key Features

3 Bedroom

2 Bathroom

Spacious Backyard

Spacious Room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£5,520
Legal Fees	£1,000.00
Total Investment	£52,520.00

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 £850 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£850
Mortgage Payments on £138,000.00 @ 5%	£575.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£85.00
Total Monthly Costs	£675.00
Monthly Net Income	£175.00
Annual Net Income	£2,100.00
Net Return	4.00%

Return **Stress Test** Analysis Report



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

Annual Net Income **£400.00**
Adjusted To

Net Return **0.76%**

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

Annual Net Income **-£660.00**
Adjusted To

Net Return **-1.26%**

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 £295,000.



£295,000

3 bedroom detached house for sale

+ Add to report

Blueberry Fields, Liverpool, Merseyside, L10

CURRENTLY ADVERTISED

SOLD STC

Marketed from 26 Jul 2024 by Sutton Kersh, West Derby

Detached home | Three bedrooms | ensuite shower room | Gardens & driveway | Great location | Coun...



Ground Floor

First Floor



Sold price history:

View


29/06/2018

£150,500

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

3 bedroom end of terrace house [+ Add to report](#)

Lunesdale Avenue, Liverpool, L9

NO LONGER ADVERTISED **LET AGREED**

Marketed from 2 Sep 2024 to 25 Sep 2024 (22 days) by Greenco Liverpool, Liverpool


Greenco Properties are delighted to present this 3-bedroom property in the heart of L9.

Sold price history: [View](#)

05/01/2024	£128,000
25/06/2021	£110,000
25/11/1999	£31,500

EPC: [View](#)

(Approx.) Sqft: **861 sq ft** Price (£) per sqft: **£1.05**



£900 pcm

3 bedroom end of terrace house [+ Add to report](#)

Homestall Road, Norris Green, Liverpool, L11

NO LONGER ADVERTISED **LET AGREED**

Marketed from 24 Apr 2024 to 13 Jun 2024 (49 days) by Homesure Property, Liverpool

THREE BEDROOMS | END-TERRACED PROPERTY | FRONT AND REAR GARDENS | OFF ROAD PARKING | MODERN F...

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: **5 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.



LETPROPERTY