

LET PROPERTY PACK

INVESTMENT INFORMATION

Eskdale Road, Liverpool, L9

212002918

 www.letproperty.co.uk





Property Description

Our latest listing is in Eskdale Road, Liverpool, L9

Get instant cash flow of **£720** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Eskdale Road, Liverpool,
L9

212002918



Property Key Features

4 bedroom

1 bathroom

Spacious Room

Garden Ground Space

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £720

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £178,000.00 and borrowing of £133,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 178,000.00

25% Deposit	£44,500.00
SDLT Charge	£5,340
Legal Fees	£1,000.00
Total Investment	£50,840.00

Projected Investment Return



The monthly rent of this property is currently set at £720 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£720	£1,150
Mortgage Payments on £133,500.00 @ 5%	£556.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£72.00	£115.00
Total Monthly Costs	£643.25	£686.25
Monthly Net Income	£76.75	£463.75
Annual Net Income	£921.00	£5,565.00
Net Return	1.81%	10.95%

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 **£3,265.00**
Adjusted To

Net Return **6.42%**

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

Annual Net Income **£2,895.00**
Adjusted To

Net Return **5.69%**

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.



£200,000

4 bedroom end of terrace house for sale

+ Add to report

Kingfield Road, Liverpool

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 May 2022 to 23 Jan 2023 (256 days) by Grosvenor Waterford Estate Agents, Aintree



£190,000

4 bedroom terraced house for sale

+ Add to report

Eskdale Road, Walton, Liverpool0ool, L9

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 May 2021 to 21 Dec 2021 (225 days) by Whitegates, Walton Vale, Liverpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

4 bedroom house

+ Add to report

Rice Lane, Liverpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Feb 2023 to 20 Feb 2023 (5 days) by JD Estates, Liverpool



£1,100 pcm

4 bedroom terraced house

+ Add to report

Rice Lane, Liverpool L9

NO LONGER ADVERTISED






LET AGREED

Marketed from 28 Nov 2023 to 27 Dec 2023 (29 days) by Entwistle Green, 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: **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.



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