

LET PROPERTY PACK

INVESTMENT INFORMATION

Dacy Road, Liverpool, L5
6RZ

212062552

 www.letproperty.co.uk





Property Description

Our latest listing is in Dacy Road, Liverpool, L5 6RZ

Get instant cash flow of **£800** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£658** which would provide the investor a Gross Yield of **5.7%** if the rent was increased to market rate.

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 bedrooms

1 bathroom

Spacious Room

Spacious Lounge

Factor Fees: TBC

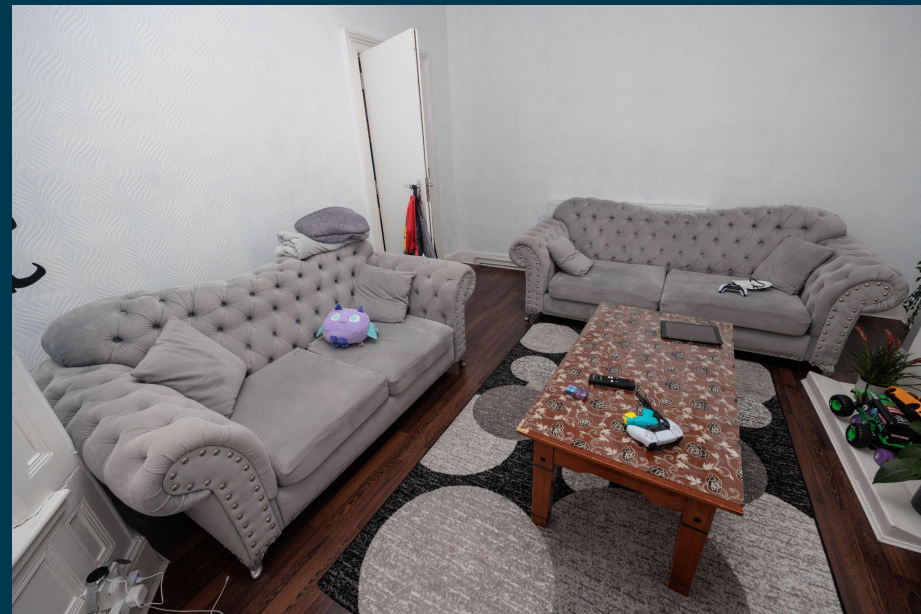
Ground Rent: TBC

Lease Length: LEASEHOLD

Current Rent: £800

Market Rent: £658

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £138,000 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£4,140
Legal Fees	£1,000.00
Total Investment	£39,640.00

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 £800 per calendar month but the potential market rent is

£ 658

Returns Based on Rental Income	£800	£658
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£80.00	£65.80
Total Monthly Costs	£526.25	£512.05
Monthly Net Income	£273.75	£145.95
Annual Net Income	£3,285.00	£1,751.40
Net Return	8.29%	4.42%

Return **Stress Test** Analysis Report



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



Annual Net Income **£435.40**
Adjusted To

Net Return **1.10%**

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

Annual Net Income **-£318.60**
Adjusted To

Net Return **-0.80%**

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 £140,000.



£140,000

3 bedroom terraced house for sale

+ Add to report

Dacy Road, Liverpool

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Sep 2022 to 20 Dec 2022 (96 days) by Marshall Property, Liverpool



£139,950

3 bedroom terraced house for sale

+ Add to report

Dacy Road, Liverpool, Merseyside, L5

NO LONGER ADVERTISED

Marketed from 15 Feb 2022 to 11 Apr 2022 (54 days) by Priory Property Services, Liverpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

3 bedroom terraced house

Gertrude Road, Liverpool

CURRENTLY ADVERTISED

Marketed from 4 Sep 2024 by Marshall Property, Liverpool

+ Add to report



£925 pcm

3 bedroom terraced house

Dinorwic Road, Liverpool, L4

NO LONGER ADVERTISED

Marketed from 13 Nov 2023 to 14 Dec 2023 (30 days) by OpenRent, London

+ Add to report

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: **2 year +**

 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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