

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bellamy Rd, Liverpool, L4

208906925

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Bellamy Rd, Liverpool, L4

Get instant cash flow of **£555** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£785** which would provide the investor a Gross Yield of **8.2%** 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...



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## Property Key Features

**3 bedrooms**

**1 bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: £14.10 per year**

**Lease Length: 895 yrs**

**Current Rent: £555**

**Market Rent: £785**

# Lounge



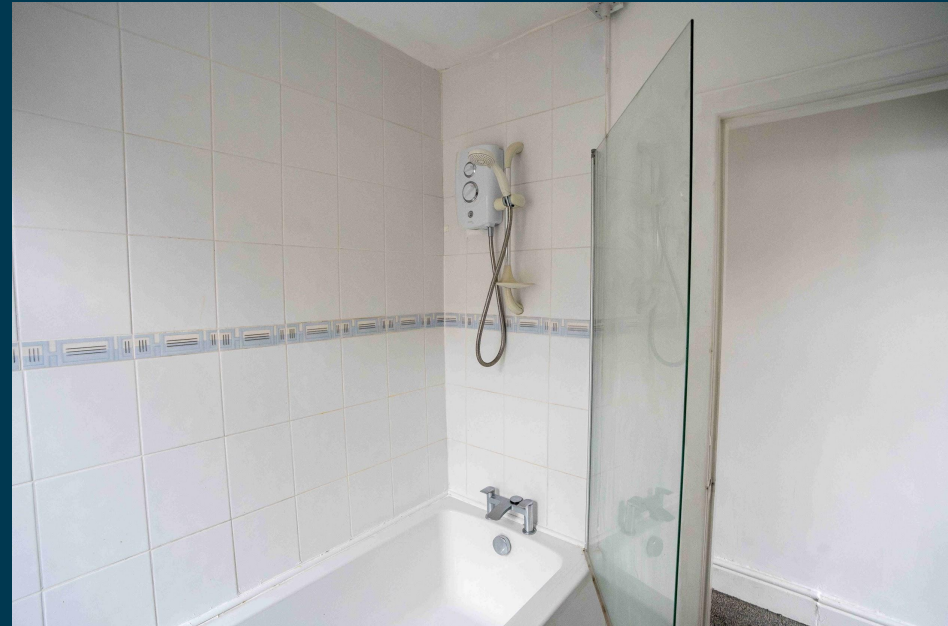
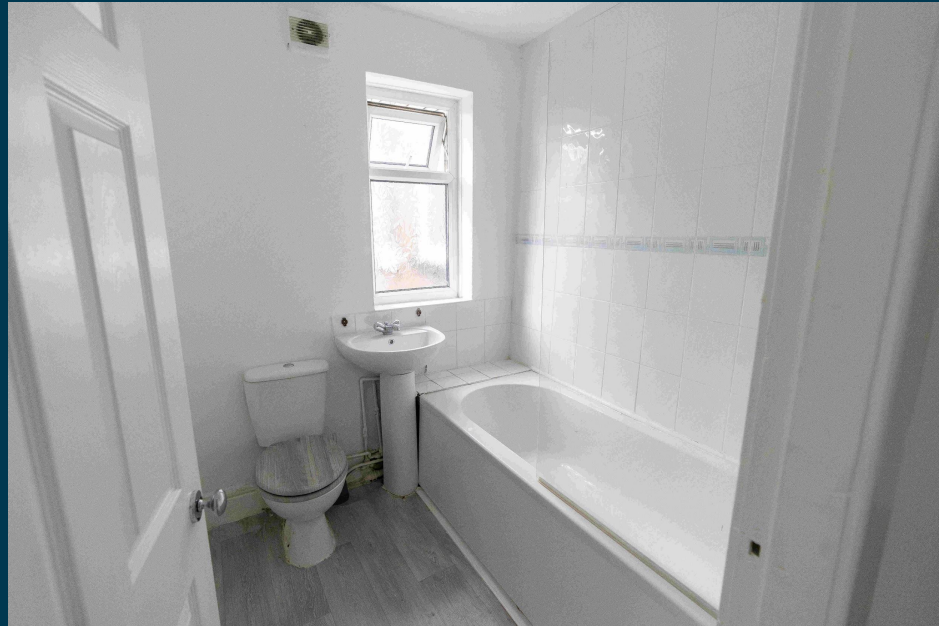
# Kitchen



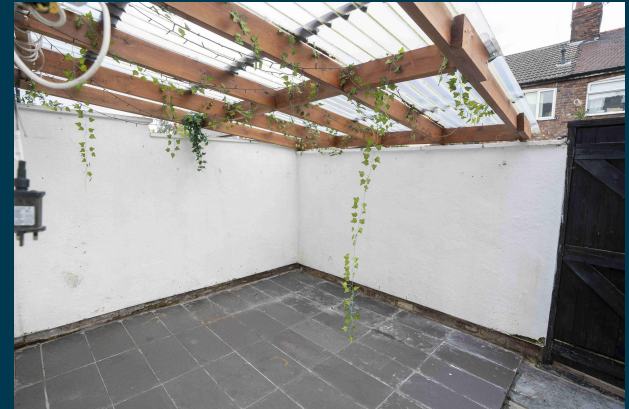
# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£3,450
Legal Fees	£1,000.00
Total Investment	£33,200.00

# Projected Investment Return



The monthly rent of this property is currently set at £555 per calendar month but the potential market rent is

£ 785

Returns Based on Rental Income	£555	£785
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£1.18	
Letting Fees	£55.50	£78.50
<b>Total Monthly Costs</b>	<b>£431.06</b>	<b>£454.06</b>
<b>Monthly Net Income</b>	<b>£123.95</b>	<b>£330.95</b>
<b>Annual Net Income</b>	<b>£1,487.34</b>	<b>£3,971.34</b>
<b>Net Return</b>	<b>4.48%</b>	<b>11.96%</b>

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      **£2,401.34**  
Adjusted To

Net Return                      **7.23%**

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

Annual Net Income      **£2,260.50**  
Adjusted To

Net Return                      **6.81%**

# 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

Bellamy Road, Liverpool, L4

+ Add to report

NO LONGER ADVERTISED SOLD STC

Popular Residential Area | Well Presented Throughout | Extended To The Rear Of The Property | Th...

SOLD PRICE HISTORY



£140,000

## 3 bedroom terraced house for sale

Bellamy Road, Liverpool, L4

+ Add to report

NO LONGER ADVERTISED SOLD STC

Popular area | Fully refurbished | New kitchen | New bathroom | GCH | double glazing | Council ta...

SOLD PRICE HISTORY

# 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

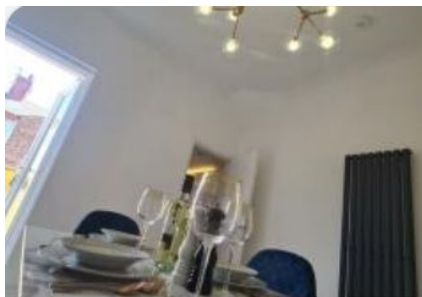
## 3 bedroom terraced house

+ Add to report

Gonville Road, Bootle, L20

NO LONGER ADVERTISED

Marketed from 28 Jul 2023 to 7 Aug 2023 (10 days) by OpenRent, London



£950 pcm

## 2 bedroom end of terrace house

+ Add to report

Peter Road, Liverpool, Merseyside, L4






NO LONGER ADVERTISED

Marketed from 3 Nov 2022 to 3 Nov 2022 by Nicholson Lettings, 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: **4 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**