

LET PROPERTY PACK

INVESTMENT INFORMATION

Church Road West,
Liverpool,
L4

210806331

 www.letproperty.co.uk





Property Description

Our latest listing is in Church Road West, Liverpool, L4

Get instant cash flow of **£850** per calendar month with a **8.9%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect 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...



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Property Key Features

4 bedrooms

1 bathroom

Spacious Lounge

Well Maintained Property

Factor Fees: TBC

Ground Rent: £10 per year

Lease Length: leasehold

Current Rent: £850

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



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.



Returns Based on Rental Income	£850
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.83
Letting Fees	£85.00
Total Monthly Costs	£460.21
Monthly Net Income	£389.80
Annual Net Income	£4,677.54
Net Return	14.09%

Return **Stress Test** Analysis Report



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



Annual Net Income **£3,179.94**
Adjusted To

Net Return **9.58%**

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

Annual Net Income **£3,210.90**
Adjusted To

Net Return **9.67%**

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

4 bedroom terraced house for sale

+ Add to report

Nixon Street, Walton, Liverpool, L4

NO LONGER ADVERTISED

Marketed from 29 May 2024 to 23 Oct 2024 (146 days) by Northwood, Liverpool



£125,000

4 bedroom terraced house for sale

+ Add to report

Lenthall Street, Liverpool, Merseyside, L4

CURRENTLY ADVERTISED

SOLD STC

Marketed from 24 Jun 2024 by Whitegates, Walton Vale, Liverpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

4 bedroom terraced house

+ Add to report

Nixon Street, Liverpool, Merseyside, L4

NO LONGER ADVERTISED

Marketed from 14 Sep 2023 to 1 Nov 2023 (47 days) by Mustafa & Co Property Management, Manchester



£995 pcm

4 bedroom terraced house

+ Add to report

Walton Village, Walton, Liverpool, L4






CURRENTLY ADVERTISED

Marketed from 6 Nov 2024 by Peter Anthony, 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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **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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