

LET PROPERTY PACK

INVESTMENT INFORMATION

Liverpool, L19

222441433











Property Description

Our latest listing is in Liverpool, L19

Get instant cash flow of £2,910 per calendar month with a 6.8% Gross Yield for investors.

This property has a potential to rent for £3,200 which would provide the investor a Gross Yield of 7.4% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Liverpool, L19



Portfolio of 2 Flats and 2 Terraced House

4 Bathrooms

Designed for Comfortable Living

Well-Equipped Kitchens

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 130 years

Current Rent: £2,910

Market Rent: £3,200

Lounge









Kitchen









Bedrooms



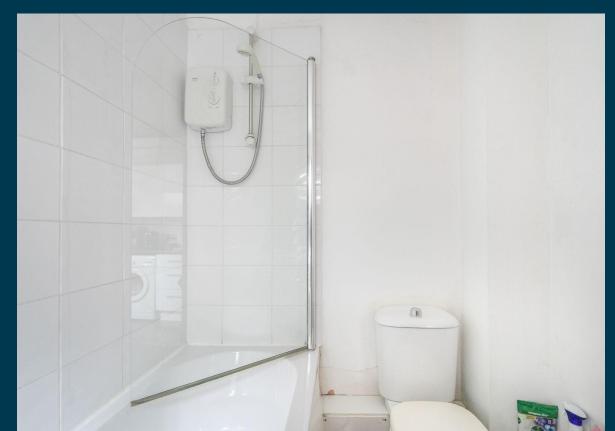






Bathroom









Exterior









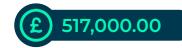
Initial Outlay





Figures based on assumed purchase price of £517,000.00 and borrowing of £387,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£129,250.00**

SDLT Charge £41,700

Legal Fees £1,000.00

Total Investment £171,950.00

Projected Investment Return





Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.





Returns Based on Rental Income	£2,910	£3,200
Mortgage Payments on £387,750.00 @ 5%	£1,615.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	ТВС	
Letting Fees	£291.00	£320.00
Total Monthly Costs	£1,921.63	£1,950.63
Monthly Net Income	£988.38	£1,249.38
Annual Net Income	£11,860.50	£14,992.50
Net Return	6.90%	8.72%

Return Stress Test Analysis Report





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

£8,592.50

Annual Net Income

- -

Adjusted To

Net Return 5.00%

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

Annual Net Income

£7,237.50

Adjusted To

Net Return

4.21%

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 £650,000...



5 bedroom terraced house for sale

Garston Old Road, Cressington, L19

NO LONGER ADVERTISED

Marketed from 13 Sep 2024 to 24 Jun 2025 (283 days) by Atlas Estate Agents, Liverpo

£650,000

£630,000



Marketed from 24 Jun 2

5 bedroom town house for sale

Garston Old Road, Cressington, Liverpool, L19

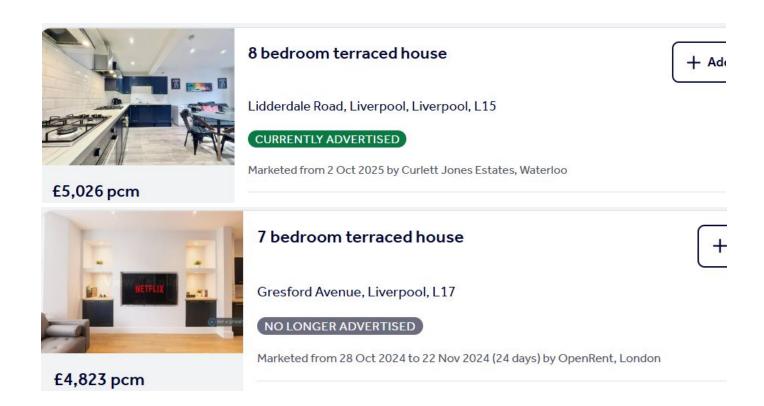
CURRENTLY ADVERTISED

Marketed from 24 Jun 2025 by Abode, Allerton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £5,026 based on the analysis carried out by our letting team at **Let Property Management**.







Interested in this property investment?

Call us on **0141 478 0985**

Liverpool, <u>L19</u>



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.