

LET PROPERTY PACK

INVESTMENT INFORMATION

Cresswell Street, Liverpool,
L6 2PE

204799831

 www.letproperty.co.uk





Property Description

Our latest listing is in Cresswell Street, Liverpool, L6 2PE

Get instant cash flow of **£1,000** per calendar month with a **8.6%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **10.3%** if the rent was increased to market rate.

With long term tenants currently situated, a location that is accessible to various amenities, this property will be the perfect addition to an investors portfolio.

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



Cresswell Street,
Liverpool, L6 2PE

204799831



Property Key Features

2 Bedroom

1 Bathroom

Modern Kitchen

Driveway

Factor Fees: £0.00

Ground Rent: £0.00

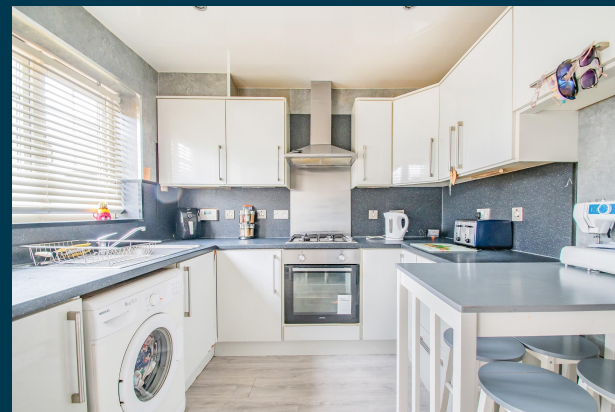
Current Rent: £1,000

Market Rent: £1,200

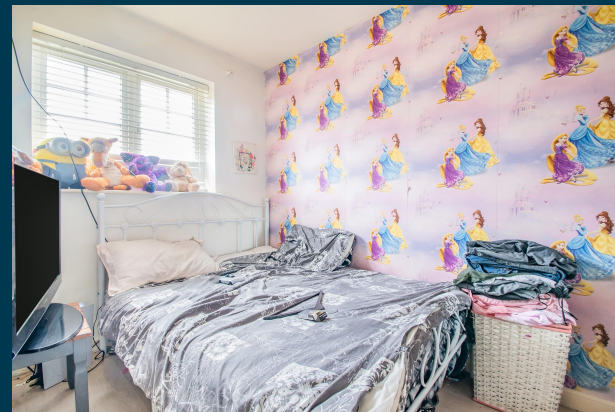
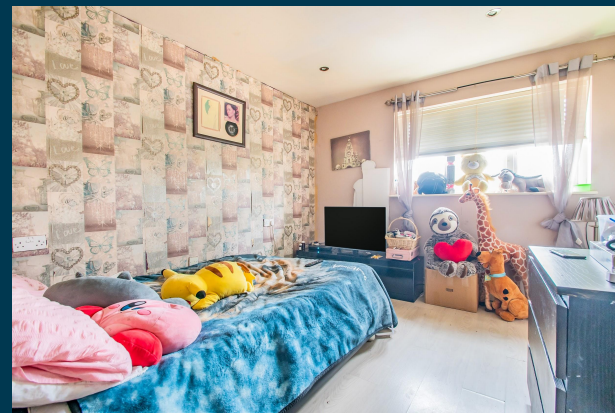
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 140,000.00

25% Deposit	£35,000.00
SDLT Charge	£4,200
Legal Fees	£1,000.00
Total Investment	£40,200.00

Projected Investment Return



The monthly rent of this property is currently set at £1,000 per calendar month but the potential market rent is

£ 1,200

Returns Based on Rental Income	£1,000	£1,200
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£100.00	£120.00
Total Monthly Costs	£552.50	£572.50
Monthly Net Income	£447.50	£627.50
Annual Net Income	£5,370.00	£7,530.00
Net Return	13.36%	18.73%

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 **£5,130.00**
Adjusted To

Net Return **12.76%**

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

Annual Net Income **£5,430.00**
Adjusted To

Net Return **13.51%**

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 £170,000.



£175,000



3 bedroom semi-detached house for sale

Lloyd Close, Liverpool, Merseyside, L6

+ Add to report

NO LONGER ADVERTISED SOLD STC

Large Extension | Conservatory | Great Sized Rear Garden | Three Bedrooms | No Chain

SOLD PRICE HISTORY	
17 Mar 2023	£170,000

Marketed from 25 Oct 2022 to 17 Mar 2023 (143 days) by Reeds Rains, Liverpool



£145,000



2 bedroom house for sale

Wentworth Drive, Liverpool, L5

+ Add to report

NO LONGER ADVERTISED SOLD STC

Entwistle Green are delighted to introduce to the market this two bedroom semi-detached property ...

Marketed from 28 Jun 2023 to 22 Feb 2024 (238 days) by Entwistle Green, Walton Vale

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,645 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

2 bedroom terraced house

Renfrew Street, Liverpool

+ Add to report

NO LONGER ADVERTISED

LET AGREED

An incredible £ 1400 ANNUAL ENERGY ALLOWANCE - we challenge you to find better!
- 2 Bedroom Refur...

SOLD PRICE HISTORY



£1,257 pcm

2 bedroom house share

Cambria Street, Liverpool

+ Add to report

CURRENTLY ADVERTISED





Two Bedrooms | Two Bathrooms | Bills Included | Available for the 2024-2025 Academic Year | Fibre...

SOLD PRICE HISTORY

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**
-  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?

Make an offer or
book a viewing

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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