

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Western Avenue, Huyton, Liverpool, L36

205880581











## **Property Description**

Our latest listing is in Western Avenue, Huyton, Liverpool, L36

Get instant cash flow of £750 per calendar month with a 6.4% Gross Yield for investors.

This property has a potential to rent for £800 which would provide the investor a Gross Yield of 6.9% 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 oppor tunity...







Western Avenue, Huyton, Liverpool, L36



2 Bedrooms

1 Bathroom

Lounge and Kitchen

Three Piece Bathroom

Factor Fees: £100 PM

Ground Rent: £8 PM

Lease Length: 979 years

**Current Rent: £750** 

Market Rent: £800

205880581

# Lounge





# Kitchen





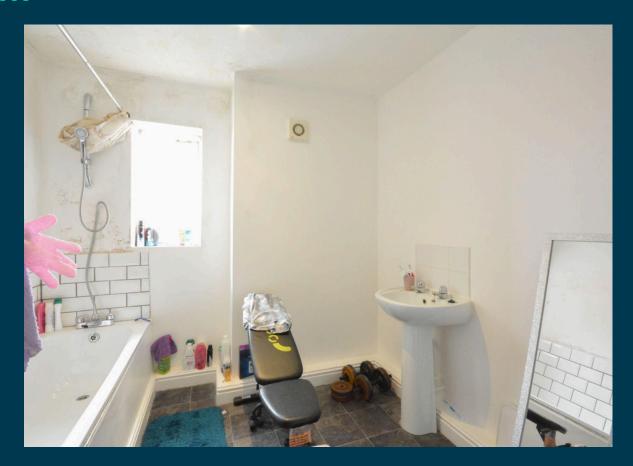
# **Bedrooms**





# Bathroom





# **Exterior**





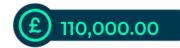
## **Initial Outlay**





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£27,500.00** 

SDLT Charge £5,500

Legal Fees **£ 1,000.00** 

Total Investment £34,000.00

## **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 £750 per calendar month but the potential market rent is



Returns Based on Rental Income	£750	£800
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£ 15.00	
Approx. Factor Fees	£100.00	
Ground Rent	£8.00	
Letting Fees	£75.00	£80.00
Total Monthly Costs	£541.75	£546.75
Monthly Net Income	£208.25	£253.25
Annual Net Income	£2,499.00	£3,039.00
Net Return	<b>7.35</b> %	8.94%

## Return Stress Test Analysis Repor t





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

Annual Net Income £1,439.00

Adjusted To

Net Return 4.23%

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

Annual Net Income £1,485.00

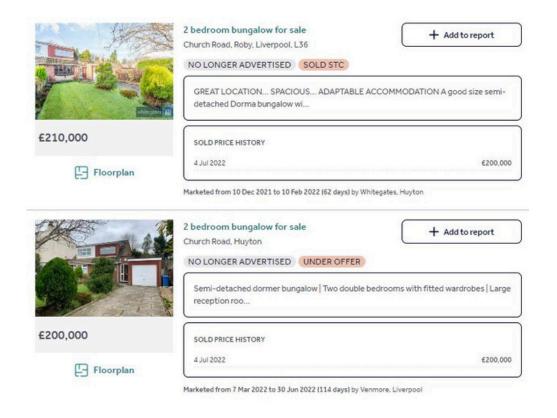
Adjusted To

Net Return 4.37%

## 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 £210,000.



## Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

#### 2 bedroom apartment

Grange Lane, Gateacre, Liverpool, Merseyside, L25

NO LONGER ADVERTISED

Whitegates Woolton bring to the rental market this two bedroom apartment which would ideally suit...

Marketed from 23 Jul 2022 to 12 Nov 2022 (111 days) by Whitegates, Woolton



£1,200 pcm

#### 2 bedroom flat

Thingwall Lane, Liverpool, L14

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1451638

Marketed from 3 Jan 2024 to 21 Jan 2024 (18 days) by OpenRent, London

+ Add to report

+ 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: **Moved in** within the last 2 years



Standard Tenancy Agreement In





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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Western Avenue, Huyton, Liverpool, L36



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.