

LET PROPERTY PACK

INVESTMENT INFORMATION

Harefield Rd Liverpool, L24

208946512

 www.letproperty.co.uk





Property Description

Our latest listing is in Harefield Rd Liverpool, L24

Get instant cash flow of **£500** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.4%** 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...



Harefield Rd Liverpool,
L24

208946512



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Parking Space Available

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Market Rent: £900

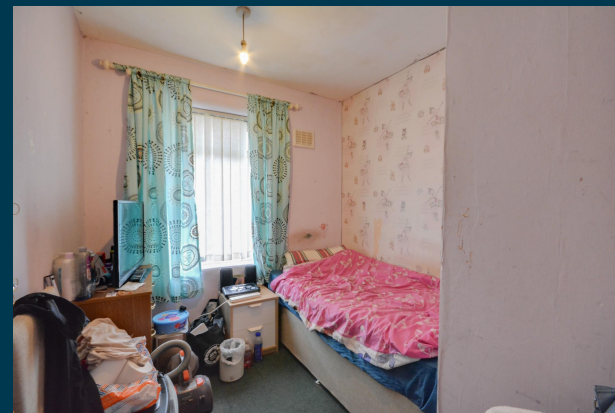
Lounge



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 £500 per calendar month but the potential market rent is

£ 900



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	£500	£900
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£50.00	£90.00
Total Monthly Costs	£424.38	£464.38
Monthly Net Income	£75.63	£435.63
Annual Net Income	£907.50	£5,227.50
Net Return	2.73%	15.75%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,427.50**
Adjusted To

Net Return **10.32%**

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

Annual Net Income **£3,502.50**
Adjusted To

Net Return **10.55%**

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 £115,000.



3 bedroom terraced house for sale

Lovel Road, Liverpool, L24

+ Add to report

NO LONGER ADVERTISED SOLD STC

Mid Town House | Three Generous Bedrooms | Well Cared For | Front and Rear Gardens | Off Road Par...

£115,000

Floorplan

SOLD PRICE HISTORY

22 Nov 2021	£121,000
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Marketed from 4 Jun 2021 to 20 Feb 2022 (261 days) by Whitegates, Woolton



2 bedroom terraced house for sale

Stapleton Avenue, Liverpool, L24

+ Add to report

NO LONGER ADVERTISED SOLD STC

BEUTIFULLY REFURBISHED TWO BEDROOM MID-TERRACED HOUSE | ENTRANCE HALL | HOMELY LIVING ROOM | DINI...

£110,000

Floorplan

SOLD PRICE HISTORY

23 Feb 2022	£118,000
14 Dec 2020	£80,000

Marketed from 21 Oct 2021 to 25 Feb 2022 (127 days) by Homesure Property, Liverpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

3 bedroom town house

Tewit Hall Close, LIVERPOOL

+ Add to report

NO LONGER ADVERTISED LET AGREED

FULLY FURNISHED | FAMILY HOME | 3 BEDROOMS | MODERN LAYOUT | SECURE PARKING | EPC D

SOLD PRICE HISTORY

30 Sep 2020	£115,000
20 Aug 2010	£70,000
17 Oct 2003	£25,000

Marketed from 21 Nov 2023 to 2 Jan 2024 (42 days) by Jones & Chapman - Lettings, Allerton



£850 pcm

3 bedroom terraced house

Linner Road, Liverpool, L24

+ Add to report

NO LONGER ADVERTISED

Recently Decorated Throughout | Available Now | Three Bedroom Mid Terrace

SOLD PRICE HISTORY






24 Jun 2011	£40,000
8 Feb 2011	£30,000

Marketed from 3 Jul 2024 to 6 Jul 2024 (2 days) by BE Property Services, Woolton

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: **5 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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