

LET PROPERTY PACK

INVESTMENT INFORMATION

Mark Street, Liverpool, L5

208506572

 www.letproperty.co.uk





Property Description

Our latest listing is in Mark Street, Liverpool, L5

Get instant cash flow of **£625** per calendar month with a **4.3%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.0%** 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...



Mark Street, Liverpool, L5

208506572



Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Rooms

Multiple Bathrooms

Factor Fees: TBC

Ground Rent: freehold

Lease Length: freehold

Current Rent: £625

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit	£43,250.00
SDLT Charge	£5,190
Legal Fees	£1,000.00
Total Investment	£49,440.00

Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£625	£1,150
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	freehold	
Letting Fees	£62.50	£115.00
Total Monthly Costs	£618.13	£670.63
Monthly Net Income	£6.88	£479.38
Annual Net Income	£82.50	£5,752.50
Net Return	0.17%	11.64%

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 Adjusted To **£3,452.50**

Net Return **6.98%**

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

Annual Net Income Adjusted To **£3,157.50**

Net Return **6.39%**

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 £200,000.

Within ¼ area



3 bedroom terraced house for sale
Upperbrook Way, Liverpool, L4

NO LONGER ADVERTISED **SOLD STC**

Popular Location | Three Storey Home | Three Bedrooms | En-Suite Shower Room | Downstairs W.C. ...

Marketed from 10 Apr 2023 to 26 Jul 2023 (107 days) by Purplebricks, covering Liverpool

£200,000

+ Add to report



3 bedroom terraced house for sale
Westminster Road, Liverpool, L4

CURRENTLY ADVERTISED **SOLD STC**

No Chain | Popular Residential Area | Off Road Parking | Master Bedroom With En-Suite

Marketed from 31 May 2024 by Purplebricks, covering Liverpool

£190,000

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,175 based on the analysis carried out by our letting team at **Let Property Management**.



£1,175 pcm

2 bedroom semi-detached house

Witsun Drive, Liverpool, L4

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1911689

Marketed from 30 Nov 2023 to 30 Nov 2023 by OpenRent, London

+ Add to report



£1,100 pcm

3 bedroom semi-detached house

Lambeth Road, L4

CURRENTLY ADVERTISED

Three Story Property | Modern New Build | Large Garden | Popular Location | Ensuite Bathroom | Do...

Marketed from 17 Aug 2024 by Entwistle Green, Crosby

+ 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**

 Standard Tenancy Agreement In Place: **YES**

 Fully compliant tenancy: **YES**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 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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