

LET PROPERTY PACK

INVESTMENT INFORMATION

Ullswater Street, Liverpool L5 6QT

208971686

 www.letproperty.co.uk





Property Description

Our latest listing is in Ullswater Street, Liverpool L5 6QT

Get instant cash flow of **£875** per calendar month with a **5.7%** Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Ullswater Street L5 6QT

208971686



Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Good Condition

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £875

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£5,520
Legal Fees	£1,000.00
Total Investment	£52,520.00

Projected Investment Return



The monthly rent of this property is currently set at £875 per calendar month



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	£875
Mortgage Payments on £138,000.00 @ 5%	£575.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£87.50
Total Monthly Costs	£677.50
Monthly Net Income	£197.50
Annual Net Income	£2,370.00
Net Return	4.51%

Return **Stress Test** Analysis Report



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

Annual Net Income **£620.00**
Adjusted To

Net Return **1.18%**

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

Annual Net Income **-£390.00**
Adjusted To

Net Return **-0.74%**

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 £160,000.



3 bedroom terraced house for sale
St. Domingo Vale, Liverpool, Merseyside, L5

+ Add to report

NO LONGER ADVERTISED SOLD STC

No chain | Ideal investment | Freehold property | Self contained apartments | Close to Liverpool ...

£160,000

Marketed from 25 Nov 2021 to 25 Oct 2022 (334 days) by Entwistle Green, Liverpool

Floorplan



3 bedroom terraced house for sale
Sandalwood Close, Liverpool, Merseyside, L6

+ Add to report

NO LONGER ADVERTISED SOLD STC

THREE BEDROOMS | RECEPTION ROOM | KITCHEN | BATHROOM | DOWNSTAIRS WASHROOM | CENTRAL HEATED | DOU...

£140,000

SOLD PRICE HISTORY

5 Jul 2023	£145,000
------------	----------

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

3 bedroom house

+ Add to report

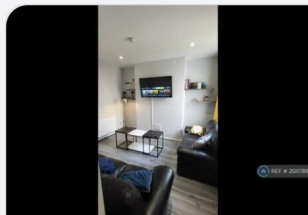
Robarts Road, Walton, L4 0TY

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Jul 2024 to 13 Aug 2024 (33 days) by Entwistle Green, Maghull

Available now! | Fully redecorated and recarpeted | Great location | Ten minute drive to the City...



£1,200 pcm

3 bedroom terraced house

+ Add to report

Coniston Street, Liverpool, L5

CURRENTLY ADVERTISED






Marketed from 20 Jul 2024 by OpenRent, London

No Agent Fees | Property Reference Number: 2120788

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.



 www.letproperty.co.uk

Ullswater Street L5 6QT

208971686

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.



LETPROPERTY