

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Storrington Avenue,  
Liverpool, L11

210044521

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Storrington Avenue, Liverpool, L11

Get instant cash flow of **£650** per calendar month with a **12.0%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **14.8%** if the rent was increased to market rate.

**The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.**

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



Storrington Avenue,  
Liverpool, L11

210044521



## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Spacious Rooms**

**Three Piece Bathroom**

**Factor Fees: £600 per year**

**Ground Rent: £600 per year**

**Lease Length: 109 years**

**Current Rent: £650**

**Market Rent: £800**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
Stamp Duty ADS @ 6%	£3,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£21,150.00

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£650	£800
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£600 per year	
Ground Rent	£600 per year	
Letting Fees	£65.00	£80.00
<b>Total Monthly Costs</b>	<b>£283.13</b>	<b>£298.13</b>
<b>Monthly Net Income</b>	<b>£366.88</b>	<b>£501.88</b>
<b>Annual Net Income</b>	<b>£4,402.50</b>	<b>£6,022.50</b>
<b>Net Return</b>	<b>20.82%</b>	<b>28.48%</b>

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      **£4,422.50**  
Adjusted To

Net Return                      **20.91%**

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


Annual Net Income      **£5,047.50**  
Adjusted To

Net Return                      **23.87%**

# 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 £80,000.



**2 bedroom terraced house for sale** [+ Add to report](#)


Carr Lane East, Croxteth, Liverpool, L11


**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 29 Jun 2022 to 20 Dec 2022 (174 days) by Northwood, Liverpool

£80,000

Mid Terrace | Two Bedrooms | Freehold | Extended to Rear | Driveway | Gardens | Modern Kitchen | ...

 Sold price history: [View](#)



**3 bedroom terraced house for sale** [+ Add to report](#)


Carr Close, Liverpool, L11


**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 30 Jun 2020 to 22 Feb 2021 (237 days) by Purplebricks, covering the North West

£80,000

Three Bedrooms | Terraced House | One Bathroom | One Reception | Double Glazed | Garden | Central...


 Sold price history: [View](#)

 Floor plan: [View](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.




**3 bedroom house** [+ Add to report](#)


35 Sandway Crescent, Norris Green, L11 2SN

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 24 Apr 2023 to 26 May 2023 (32 days) by Sutton Kersh Lettings, West Derby

AVAILABLE WITH ZERO DEPOSIT GUARANTEE | Mid Terraced Property | Two Double Bedrooms | One Single ...

 Sold price history: [View](#)




**3 bedroom semi-detached house** [+ Add to report](#)

Hebden Road, Liverpool, L11

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 28 Feb 2023 to 29 Mar 2023 (28 days) by Greenco Liverpool, Liverpool






Greenco Properties are delighted to present this 3 bedroom property in the heart of L11.

 Sold price history: [View](#)

# 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: **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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Storrington Avenue, Liverpool, L11

PROPERTY ID: 12345678

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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