

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Teynham Cres, Liverpool,  
L11

211143573

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





## Property Description

Our latest listing is in Teynham Cres, Liverpool, L11

This property has a potential to rent for **£1,100** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

**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...**



Teynham Cres, Liverpool,  
L11

211143573



## Property Key Features

**4 bedroom**

**1 Bathroom**

**Spacious Rooms**

**Three Piece Bathroom**

**Factor Fees: £0.00**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £0**

**Market Rent: £1,100**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 155,000.00

25% Deposit	£38,750.00
Stamp Duty ADS @ 6%	£9,300.00
LBTT Charge	£200
Legal Fees	£1,000.00
Total Investment	£49,250.00

# 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.



Returns Based on Rental Income	£1,100
Mortgage Payments on £116,250.00 @ 5%	£484.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	TBC
Letting Fees	£110.00
<b>Total Monthly Costs</b>	<b>£609.38</b>
<b>Monthly Net Income</b>	<b>£490.63</b>
<b>Annual Net Income</b>	<b>£5,887.50</b>
<b>Net Return</b>	<b>11.95%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,687.50**  
Adjusted To

Net Return                      **7.49%**

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


Annual Net Income      **£3,562.50**  
Adjusted To

Net Return                      **7.23%**

# 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 £180,000.



### 3 bedroom semi-detached house for sale


Anglica Drive, Liverpool

**NO LONGER ADVERTISED**

Marketed from 20 Mar 2023 to 5 Apr 2023 (15 days) by Jones & Chapman, Allerton

Three bedroom semi detached house | Enjoying a pleasant cul de sac position | Fitted kitchen with...

£180,000




View floor plan

(Approx.) Sqft: 829 sq ft    Price (£) per sqft: £235.27

<b>Sold price history:</b>	<a href="#">View</a>
10/11/2023	£195,000
30/04/2008	£105,258

**EPC:** [View](#)

[+ Add to report](#)



### 4 bedroom semi-detached house for sale


Verbena Drive, Liverpool L11 2AP

**NO LONGER ADVERTISED**

Marketed from 3 Mar 2022 to 3 Mar 2022 by Open Online Agents, Gerrards Cross

Tenanted Investment-Potential Gross Rental Yield 5.33% pa | Freehold Semi Detached | Four Bedro...

£180,000




View floor plan

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



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

Chicory Way, Norris Green, Liverpool, L11

**NO LONGER ADVERTISED**

Marketed from 26 Jun 2024 to 2 Jul 2024 (5 days) by Wise Living Homes, Nottingham

---

3 BEDROOM FAMILY HOME | Detached Plot | No Deposit Option Available | Secure Long Term Tenancy Av...


---


📍 EPC: [View](#)

---

(Approx.) Sqft: **850 sq ft** Price (£) per sqft: **£1.29**

---

 [View floor plan](#)



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

Rushmere Road, Norris Green, Liverpool, L11

**NO LONGER ADVERTISED**


Marketed from 25 Apr 2024 to 26 Apr 2024 (1 days) by Wise Living Homes, Nottingham

---

3 BEDROOM FAMILY HOME | Semi Detached Plot | No Deposit Option Available | Secure Long Term Tenan...

---

**WISE LIVING**



[View floor plan](#)

# 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **VACANT**
- ✓ Payment history: **N/A**

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.



Teynham Cres, 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.



**LETPROPERTY**