

LET PROPERTY PACK

INVESTMENT INFORMATION

Evenson Way, Old Swan,
Liverpool, L13

210714066

 www.letproperty.co.uk





Property Description

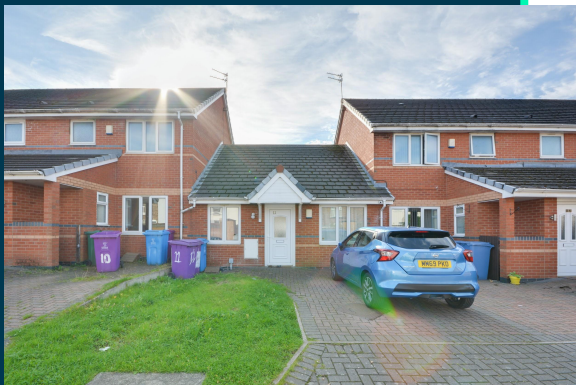
Our latest listing is in Evenson Way, Old Swan, Liverpool, L13

Get instant cash flow of **£700** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **6.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

2 Bedrooms

1 Bathroom

Driveway

Rear Garden Space

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: Freehold

Current Rent: £700

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000

25% Deposit	£37,500.00
SDLT Charge	4500
Legal Fees	£1,000.00
Total Investment	£43,000.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£700	£800
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£70.00	£80.00
Total Monthly Costs	£553.75	£563.75
Monthly Net Income	£146	£236
Annual Net Income	£1,755	£2,835
Net Return	4.08%	6.59%

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 **£1,235**
Adjusted To

Net Return **2.87%**

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

Annual Net Income **£585**
Adjusted To

Net Return **1.36%**

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.



£180,000

2 bedroom terraced house for sale

+ Add to report

Albany Road, Old Swan, Liverpool, L13

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 15 Nov 2022 to 16 Dec 2022 (30 days) by Move Residential, Mossley Hill



£145,000

2 bedroom terraced house for sale

+ Add to report

Sandstone Road East, Old Swan, Liverpool L13

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Jun 2019 to 1 Jan 2020 (204 days) by Homesure Property, Liverpool

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**.



£800 pcm

2 bedroom ground floor flat

+ Add to report

Derwent Road East, Liverpool, Merseyside, L13

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Nov 2022 to 3 Jan 2023 (47 days) by Park Estates, Liverpool



£700 pcm

2 bedroom apartment

+ Add to report

Evenson way, L13

NO LONGER ADVERTISED






LET AGREED

Marketed from 1 Feb 2023 to 13 Feb 2023 (12 days) by Entwistle Green, Allerton

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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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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