

LET PROPERTY PACK

INVESTMENT INFORMATION

Crosby Road South,
Liverpool, L22

210873792

 www.letproperty.co.uk





Property Description

Our latest listing is in Crosby Road South, Liverpool, L22

Get instant cash flow of **£800** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **8.9%** 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...



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £90 per month

Ground Rent: TBC

Lease Length: freehold

Current Rent: £800

Market Rent: £850

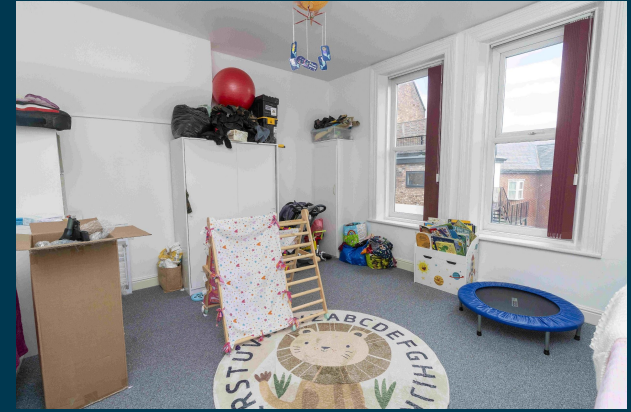
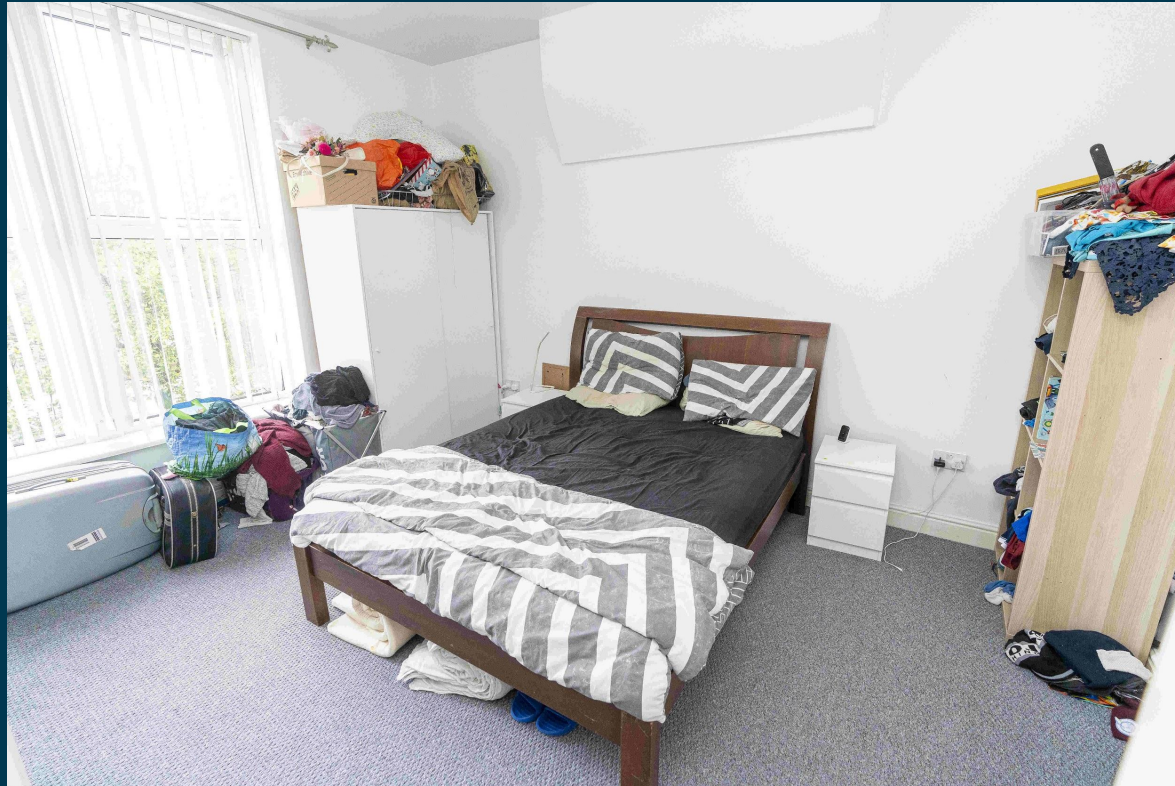
Lounge



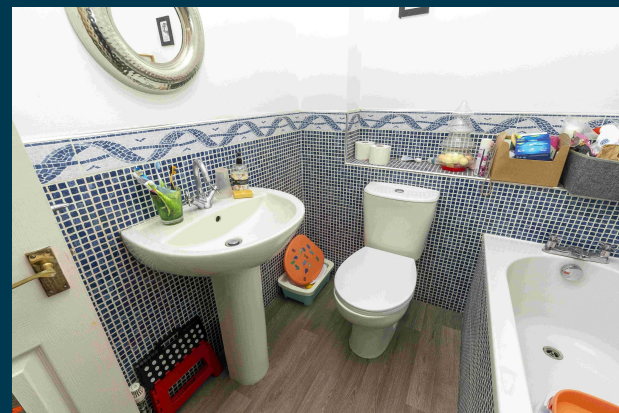
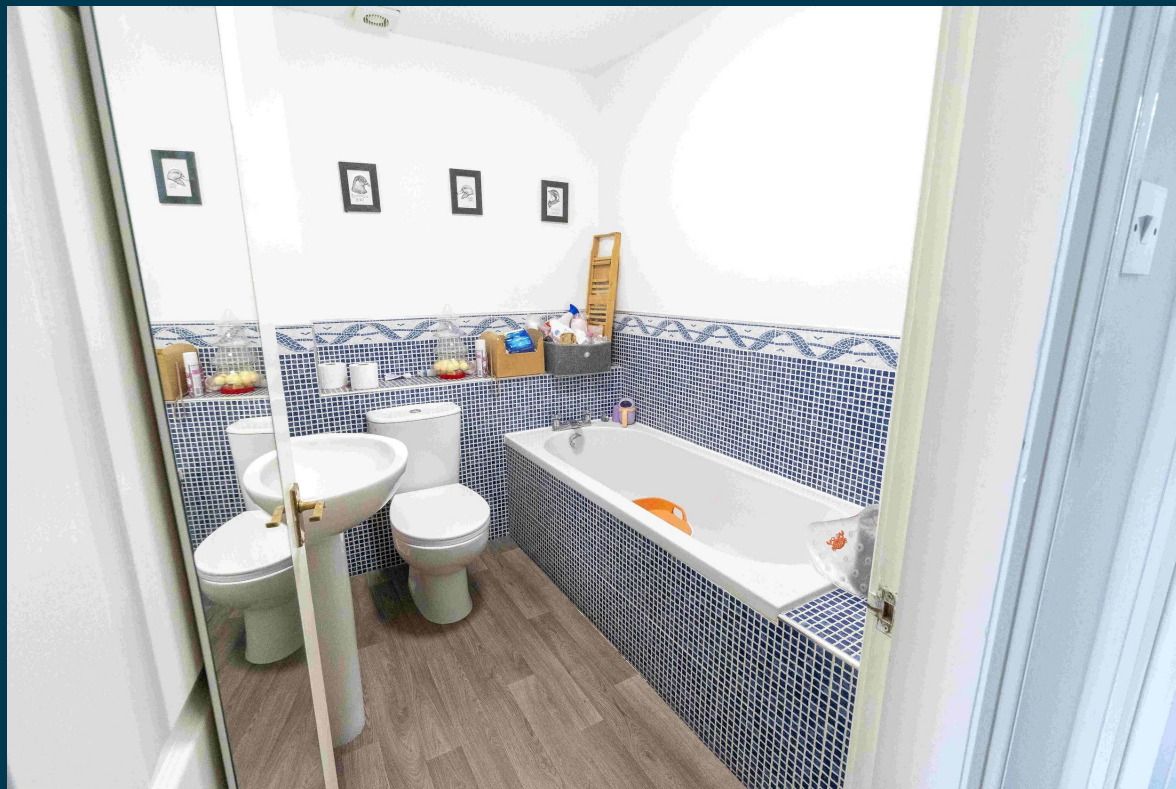
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

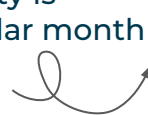
£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£3,450
Legal Fees	£1,000.00
Total Investment	£33,200.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is



£ 850

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	£800	£850
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£90.00	
Ground Rent	TBC	
Letting Fees	£80.00	£85.00
Total Monthly Costs	£544.38	£549.38
Monthly Net Income	£255.63	£300.63
Annual Net Income	£3,067.50	£3,607.50
Net Return	9.24%	10.87%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,907.50**
Adjusted To

Net Return **5.75%**

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


Annual Net Income **£1,882.50**
Adjusted To

Net Return **5.67%**

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 £125,000.

- 



2 bedroom flat for sale [+ Add to report](#)

Crosby Road South, Liverpool, Merseyside. L22 1RG

NO LONGER ADVERTISED **SOLD STC**

Marketed from 24 Jan 2023 to 17 Apr 2023 (82 days) by Curlett Jones Estates, Southport

Two Double Bedrooms | 999 Year Lease | Spacious Living Room and Open Plan Kitchen | Off Road P...

 Floor plan: [View](#)
- 


2 bedroom penthouse for sale [+ Add to report](#)

Crosby Road South, Waterloo, Liverpool

NO LONGER ADVERTISED **SOLD STC**

Marketed from 5 Feb 2021 to 11 Oct 2021 (248 days) by Abode, Crosby

NO CHAIN | TWO DOUBLE BEDROOMS | HISTORICAL BUILDING | BEAUTIFULLY PRESENTED | SPACIOUS ROOMS | O...

 Floor plan: [View](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom apartment

+ Add to report

13 Crosby Road South, Liverpool, Merseyside, L22

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Dec 2023 to 20 Feb 2024 (76 days) by Infinite Property Ltd, Warrington



£795 pcm

2 bedroom flat

+ Add to report

Crosby Road South, Liverpool, Merseyside. L22 1RG

NO LONGER ADVERTISED

Marketed from 6 Apr 2023 to 19 Apr 2023 (12 days) by Curlett Jones Estates, Southport

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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