

¥

LET PROPERTY PACK

INVESTMENT INFORMATION

Westhead Avenue, Liverpool, L33 5XA

211975207

(www.letproperty.co.uk





Property Description

Our latest listing is in Westhead Avenue, Liverpool, L33 5XA

Get instant cash flow of £850 per calendar month with a 6.3% Gross Yield for investors.

This property has a potential to rent for **£853** which would provide the investor a Gross Yield of **6.4%** 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...

LETPR®PERTY





Westhead Avenue, Liverpool, L33 5XA

211975207

3 bedrooms Factor F 1 bathroom Ground Spacious Rooms Lease Le

Property Key Features

Easy access to local amenities

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £850 Market Rent: £853 Lounge







Kitchen

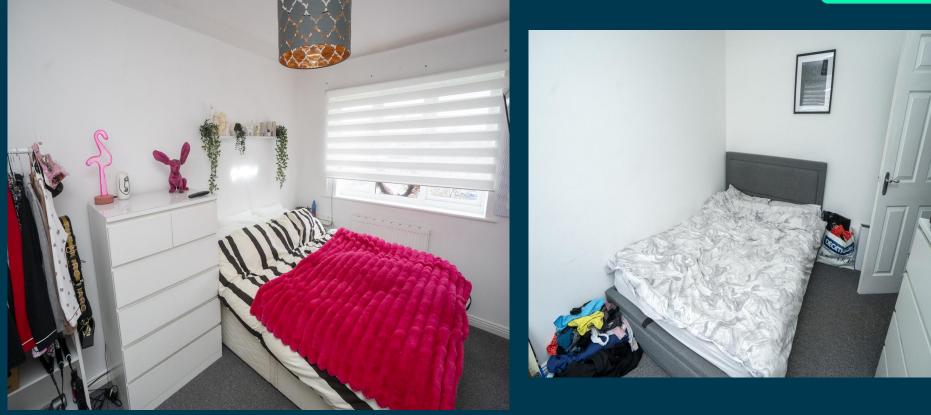






Bedrooms





Bathroom









Exterior







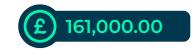






Figures based on assumed purchase price of £161,000 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

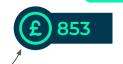


25% Deposit	£40,250.00
SDLT Charge	£4,830
Legal Fees	£1,000.00
Total Investment	£46,080.00

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. The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is



Returns Based on Rental Income	£850	£853
Mortgage Payments on £120,750.00 @ 5%	£503.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	твс	
Ground Rent	Freehold	
Letting Fees	£85.00	£85.30
Total Monthly Costs	£603.13	<mark>£603.43</mark>
Monthly Net Income	£246.88	£249.58
Annual Net Income	£2,962.50	£2,994.90
Net Return	<mark>6.43%</mark>	<mark>6.50%</mark>



Return Stress Test Analysis Report





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

2.80%

Annual Net Income **£1,288.90** Adjusted To

Net Return

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

Annual Net Income **£579.90** Adjusted To

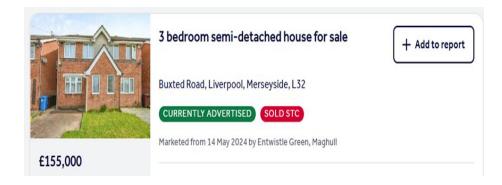
Net Return

1.26%

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 £155,000.

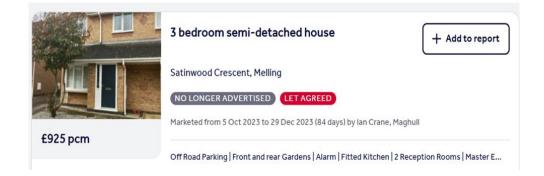




Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.





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

Westhead Avenue, Liverpool, L33 5XA

211975207

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.

