

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...



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Property Key Features

3 bedrooms

1 bathroom

Spacious Rooms

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

£ 161,000.00

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

Projected Investment Return



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

£ 853



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

Return **Stress Test** Analysis Report



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

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

Net Return **2.80%**

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.




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

Buxted Road, Liverpool, Merseyside, L32

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 14 May 2024 by Entwistle Green, Maghull

£155,000



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

Quarry Bank, Liverpool, Merseyside, L33

CURRENTLY ADVERTISED

Marketed from 16 Sep 2024 by Sutton Kersh, West Derby


£150,000

Extended Semi Detached House | No Onward Chain | Three Reception Rooms | Breakfast Kitchen |

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**.



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

Satinwood Crescent, Melling

NO LONGER ADVERTISED **LET AGREED**

Marketed from 5 Oct 2023 to 29 Dec 2023 (84 days) by Ian Crane, Maghull

£925 pcm

Off Road Parking | Front and rear Gardens | Alarm | Fitted Kitchen | 2 Reception Rooms | Master E...



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

Riesling Drive, Jasmine Gardens

NO LONGER ADVERTISED **LET AGREED**

Marketed from 17 Sep 2024 to 18 Oct 2024 (30 days) by Greenbank Property Services, Kirkby

£900 pcm

Semi Detached House | Popular Location | Modern Fitted Kitchen | Front & Rear Gardens | Working

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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