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LET PROPERTY PACK

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INVESTMENT INFORMATION

Wimborne Close, Liverpool, L14

211930052

www.letproperty.co.uk

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Property Description

Our latest listing is in Wimborne Close, Liverpool, L14

Get instant cash flow of £650 per calendar month with a 4.4% Gross Yield for investors.

This property has a potential to rent for $\pm 1,013$ which would provide the investor a Gross Yield of 6.8% 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 be a rewarding addition to an investor portfolio.

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

LETPROPERTY





Wimborne Close, Liverpool, L14

211930052

2 bedroom Fac 1 bathroom Gro Spacious Room Lea Garden Ground Space Cur

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Property Key Features

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £650 Market Rent: £1,013













Bedrooms





Bathroom





Exterior



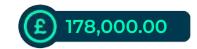






Figures based on assumed purchase price of £178,000.00 and borrowing of £133,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£44,500.00
SDLT Charge	£5,340
Legal Fees	£1,000.00
Total Investment	£50,840.00

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 £650 per calendar month but the potential market rent is	£ 1,013	5	
Returns Based on Rental Income	£650	£1,013	
Mortgage Payments on £133,500.00 @ 5%	£556.25		
Est. Building Cover (Insurance)	£15.00		
Approx. Factor Fees	твс		
Ground Rent	Freehold		
Letting Fees	£65.00	£101.30	
Total Monthly Costs	£636.25	£672.55	
Monthly Net Income	£13.75	£340.45	
Annual Net Income	£165.00	£4,085.40	
Net Return	0.32%	<mark>8.04%</mark>	

Return Stress Test Analysis Report





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

Annual Net Income **£2,059.40** Adjusted To

Net Return 4.05%

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

Annual Net Income **£1,415.40** Adjusted To

Net Return

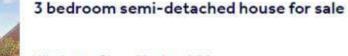
2.78%

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 £230,000.



£230,000



Wimborne Place, Huyton, L14

CURRENTLY ADVERTISED

Marketed from 10 Oct 2024 by Atlas Estate Agents, Liverpool



LETPROPERTY



3 bedroom semi-detached house for sale

Wimborne Place, Huyton, L14

CURRENTLY ADVERTISED SOLD STC

Marketed from 14 Aug 2024 by Atlas Estate Agents, Liverpool





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**.



£1,100 pcm

2 bedroom semi-detached house

Linden Drive, Liverpool, Merseyside, L36

NO LONGER ADVERTISED

Marketed from 12 Jun 2024 to 29 Jul 2024 (47 days) by Lev Properties Limited, Litherland



£1,050 pcm

2 bedroom semi-detached house

+ Add to report

Mill Lane, West Derby, Liverpool, L12 7JA

NO LONGER ADVERTISED

Marketed from 1 Jul 2024 to 6 Sep 2024 (67 days) by Move Residential, Mossley Hill



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

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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

Wimborne Close, Liverpool, L14

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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.

