

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Newsham Drive,  
Liverpool, L6 7UG

212773621

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Newsham Drive,  
Liverpool, L6 7UG

Get instant cash flow of **£6,000** per calendar  
month with a **11.0%** Gross Yield for investors.

**With great potential returns and located  
within a prime rental location in Liverpool, it  
will make for a reliable long term investment  
for an investor.**

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



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## Property Key Features

**9 Bedroom**

**3 Bathroom**

**4 Ensuities**

**Spacious Lounge**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £6,000**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior



# Initial Outlay



Figures based on assumed purchase price of £655,000.00 and borrowing of £491,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 655,000.00

25% Deposit £163,750.00

SDLT Charge £39,900

Legal Fees £1,000.00

Total Investment £204,650.00



# 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.



Returns Based on Rental Income	£6,000
Mortgage Payments on £491,250.00 @ 5%	£2,046.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£600.00
Total Monthly Costs	£2,661.88
Monthly Net Income	£3,338.13
Annual Net Income	£40,057.50
Net Return	19.57%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£28,057.50**  
Adjusted To

Net Return                      **13.71%**

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

Annual Net Income      **£30,232.50**  
Adjusted To

Net Return                      **14.77%**

# 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**



Current term of tenancy: **2 years +**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



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.



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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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