

LET PROPERTY PACK

INVESTMENT INFORMATION

Harrow Road, L4 2TJ

211333862

 www.letproperty.co.uk





Property Description

Our latest listing is in Harrow Road, L4 2TJ

Get instant cash flow of **£535** per calendar month with a **7.0%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Well Maintained Property

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 877 years

Current Rent: £535

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £92,000 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£2,760
Legal Fees	£ 1,000.00
Total Investment	£26,760.00

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	£535
Mortgage Payments on £69,000.00 @ 5%	£287.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£53.50
Total Monthly Costs	£356.00
Monthly Net Income	£179.00
Annual Net Income	£2,148.00
Net Return	8.03%

Return Stress Test Analysis Report



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

Annual Net Income	£2,635.60
Adjusted To	
Net Return	9.85%

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

Annual Net Income	£2,679.60
Adjusted To	
Net Return	10.01%

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 £89,950.



£89,950

2 bedroom terraced house for sale

+ Add to report

Harrow Road, Liverpool, Merseyside

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Mar 2024 to 8 Apr 2024 (12 days) by Priory Property Services, Liverpool



£81,500

2 bedroom terraced house for sale

+ Add to report

Harrow Road, Liverpool, Merseyside, L4

CURRENTLY ADVERTISED

SOLD STC

Marketed from 18 Jan 2024 by National Residential, Nationwide

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom terraced house

Harrow Road, Anfield, L4

CURRENTLY ADVERTISED

LET AGREED

Marketed from 25 Mar 2015 by Atlas Estate Agents, Liverpool

+ Add to report



£675 pcm

2 bedroom terraced house

Harrow Road, Liverpool

NO LONGER ADVERTISED

Marketed from 12 Jun 2024 to 17 Jun 2024 (5 days) by Point Properties, Liverpool

+ Add to report

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: **5 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.



www.letproperty.co.uk

Harrow Road, L4 2TJ

211333862

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.



LETPROPERTY