

LET PROPERTY PACK

INVESTMENT INFORMATION

Rumford Place, Liverpool,
L3 9BZ

212780376

 www.letproperty.co.uk





Property Description

Our latest listing is in Rumford Place, Liverpool, L3 9BZ

Get instant cash flow of **£875** per calendar month with a **7.6%** Gross Yield for investors.

With tenants currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



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Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Spacious Lounge

Factor Fees: 291 PM

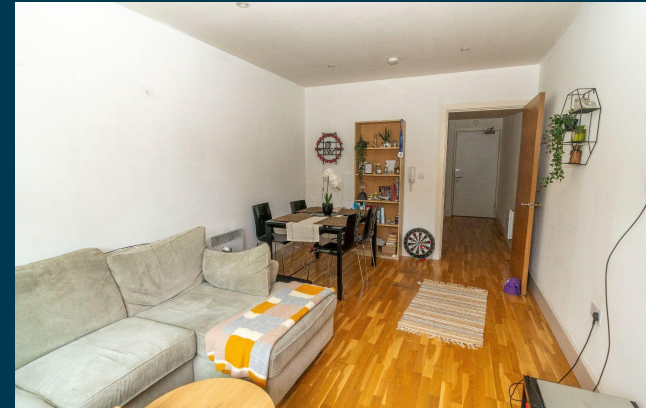
Ground Rent: tbc

Lease Length: 128 years

Current Rent: £875

Market Rent: £875

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£7,160
Legal Fees	£1,000.00
Total Investment	£42,660.00

Projected Investment Return



The monthly rent of this property is currently set at £875 per calendar month but the potential market rent is

£ 875



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	£875	£875
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	291 PM	
Ground Rent	tbc	
Letting Fees	£87.50	£87.50
Total Monthly Costs	£533.75	£533.75
Monthly Net Income	£341.25	£341.25
Annual Net Income	£4,095.00	£4,095.00
Net Return	9.60%	9.60%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,345.00**
Adjusted To

Net Return **5.50%**

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





Annual Net Income **£2,025.00**
Adjusted To

Net Return **4.75%**

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 £150,000.

 £150,000	1 bedroom apartment for sale London Road, Liverpool, L3 CURRENTLY ADVERTISED Marketed from 27 Nov 2024 by Reeds Rains, Liverpool Prime Location Modernised Property Throughout Secure Foot Access To Building Low Service Cha...  View floor plan	<div>+ Add to report</div> <div>Sold price history: 19/03/2021 £140,000 19/03/2021 £140,000 13/05/2005 £134,950 EPC: (Approx.) Sqft: 576 sq ft Price (£) per sqft: £260.38</div> <div>View</div>
 £150,000	1 bedroom apartment for sale Rice Works, Liverpool City Centre CURRENTLY ADVERTISED Marketed from 8 Nov 2024 by RW Invest, London Premium Manhattan Apartment in Liverpool City Centre 2% Assured Rental Yields Part of Histori...  View floor plan	<div>+ Add to report</div> <div>Sold price history: 10/09/2007 £105,000 EPC: (Approx.) Sqft: 388 sq ft Price (£) per sqft: £387.10</div> <div>View</div>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.

	<div>1 bedroom apartment</div> <div>Strand Plaza, L2</div> <div>CURRENTLY ADVERTISED</div> <div>Marketed from 11 Dec 2024 by Sutton Kersh Lettings, City Centre</div> <div>Available Now Sixth Floor Apartment One Bedroom Fully Furnished Fantastic Condition Ava...</div> <div>Q EPC: View</div> <div>(Approx.) Sqft: 764 sq ft Price (€) per sqft: €1.18</div>	<div>+ Add to report</div>
	<div>1 bedroom flat</div> <div>Derby Square, Liverpool, Merseyside, L2</div> <div>NO LONGER ADVERTISED</div> <div>Marketed from 11 Dec 2024 to 16 Dec 2024 (5 days) by Leaf Property Management Ltd, Warrington</div> <div>BRAND NEW DEVELOPMENT ONE BEDROOM APARTMENT CITY CENTRE LOCATION PARCEL COLLECTION SERVICE...</div>	<div>+ Add to report</div>

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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