

LET PROPERTY PACK

INVESTMENT INFORMATION

Robarts Road, Liverpool, L4
0TY

216498591

 www.letproperty.co.uk





Property Description

Our latest listing is in Roberts Road, Liverpool, L4 0TY

Get instant cash flow of **£700** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£838** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Robarts Road, Liverpool,
L4 0TY

216498591



Property Key Features

3 Bedrooms

1 Bathroom and 1 WC

Private Backyard

On-Street Parking

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £700

Market Rent: £838

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £144,000.00 and borrowing of £108,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 144,000.00

25% Deposit	£36,000.00
SDLT Charge	£7,580
Legal Fees	£1,000.00
Total Investment	£44,580.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 838



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	£700	£838
Mortgage Payments on £108,000.00 @ 5%	£450.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£70.00	£83.80
Total Monthly Costs	£535.00	£548.80
Monthly Net Income	£165.00	£289.20
Annual Net Income	£1,980.00	£3,470.40
Net Return	4.44%	7.78%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,794.40**
Adjusted To

Net Return **4.03%**

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

Annual Net Income **£1,310.40**
Adjusted To

Net Return **2.94%**

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 £148,000.



£148,000

3 bedroom terraced house for sale

+ Add to report

Ullswater Street, Liverpool, L5

NO LONGER ADVERTISED

Marketed from 28 Aug 2024 to 14 Feb 2025 (170 days) by Let Property Sales & Management, Glasgow

Buy-to-Let Opportunity | Long Term Tenant Currently Situated | Likely to attract enquiries from S...



£147,999

3 bedroom terraced house for sale

+ Add to report

Stanley Park Avenue South, Liverpool, Merseyside, L4

NO LONGER ADVERTISED

Marketed from 13 Oct 2023 to 14 Feb 2024 (123 days) by Priory Property Services, Liverpool

THREE BEDROOM TERRACE | THROUGH LOUNGE | KITCHEN | BATHROOM | CENTRAL HEATING | DOUBLE GLAZING | ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

3 bedroom terraced house

+ Add to report

Ince Avenue, Anfield, Liverpool, L4

NO LONGER ADVERTISED

Marketed from 2 Jan 2025 to 28 Jan 2025 (25 days) by Northwood, Liverpool

Terrace House | Two Reception Rooms | Spacious | Close to Local Amenities | Modern Kitchen | Thre...



£850 pcm

3 bedroom terraced house

+ Add to report

Milman Road, Liverpool, Merseyside, L4

NO LONGER ADVERTISED LET AGREED

Marketed from 18 Mar 2025 to 3 May 2025 (45 days) by Whitegates, Walton Vale, Liverpool

READY TO MOVE IN.... FULLY REFURBISHED! Whitegates are delighted to bring to the market this THRE...

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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