

LET PROPERTY PACK

INVESTMENT INFORMATION

Redruth Road, Liverpool,
L11

216219517

 www.letproperty.co.uk





Property Description

Our latest listing is in Redruth Road, Liverpool, L11

Get instant cash flow of **£600** per calendar month with a **4.2%** Gross Yield for investors.

This property has a potential to rent for **£867** which would provide the investor a Gross Yield of **6.0%** 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...



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Property Key Features

3 bedrooms

2 bathrooms

Garden Ground Space

Well Maintained Property

Factor Fees: tbc

Ground Rent: tbc

Lease Length: Freehold

Current Rent: £600

Market Rent: £867

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £172,500.00 and borrowing of £129,375.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 172,500.00

25% Deposit £43,125.00

SDLT Charge £9,575

Legal Fees £1,000.00

Total Investment £53,700.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 867



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	£600	£867
Mortgage Payments on £129,375.00 @ 5%	£539.06	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	tbc	
Ground Rent	tbc	
Letting Fees	£60.00	£86.70
Total Monthly Costs	£614.06	£640.76
Monthly Net Income	-£14.06	£226.24
Annual Net Income	-£168.75	£2,714.85
Net Return	-0.31%	5.06%

Return **Stress Test** Analysis Report



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

Annual Net Income **£980.85**
Adjusted To

Net Return **1.83%**

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

Annual Net Income **£127.35**
Adjusted To

Net Return **0.24%**

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 £175,000.



£175,000

3 bedroom terraced house for sale

Beech Close, Liverpool L12 0LG

NO LONGER ADVERTISED

Marketed from 20 Jun 2022 to 11 Jul 2022 (20 days) by EweMove, Covering North West England

+ Add to report



£169,999

3 bedroom terraced house for sale

Newdown Road, Croxteth

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Jun 2022 to 1 Jun 2022 by Pires Real Estate, Liverpool

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

3 bedroom house

Middle Way, L11

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Mar 2024 to 8 Apr 2024 (24 days) by Sutton Kersh Lettings, West Derby

+ Add to report



£900 pcm

3 bedroom terraced house

Moss Way, Liverpool, L11

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Apr 2024 to 29 May 2024 (47 days) by Greenco Liverpool Ltd, 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**



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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