

LET PROPERTY PACK

INVESTMENT INFORMATION

Conway Street, Liverpool,
L5 3BB

219553446

 www.letproperty.co.uk





Property Description

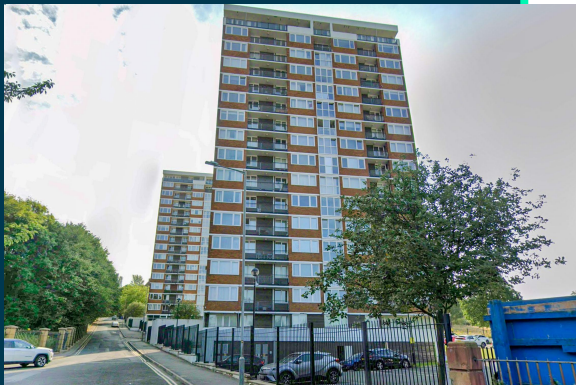
Our latest listing is in Conway Street, Liverpool, L5 3BB

Get instant cash flow of **£650** per calendar month with a **7.09%** Gross Yield for investors.

This property has a potential to rent for **£762** which would provide the investor a Gross Yield of **8.31%** if the rent was increased to market rate.

With a tenant 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...



Conway Street, Liverpool,
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Property Key Features

2 Bedrooms

1 Bathroom

Good Condition

Communal Private Parking

Factor Fees: £250 pm

Ground Rent: TBC

Lease Length: 978 years

Current Rent: £650

Market Rent: £762

Lounge



Kitchen



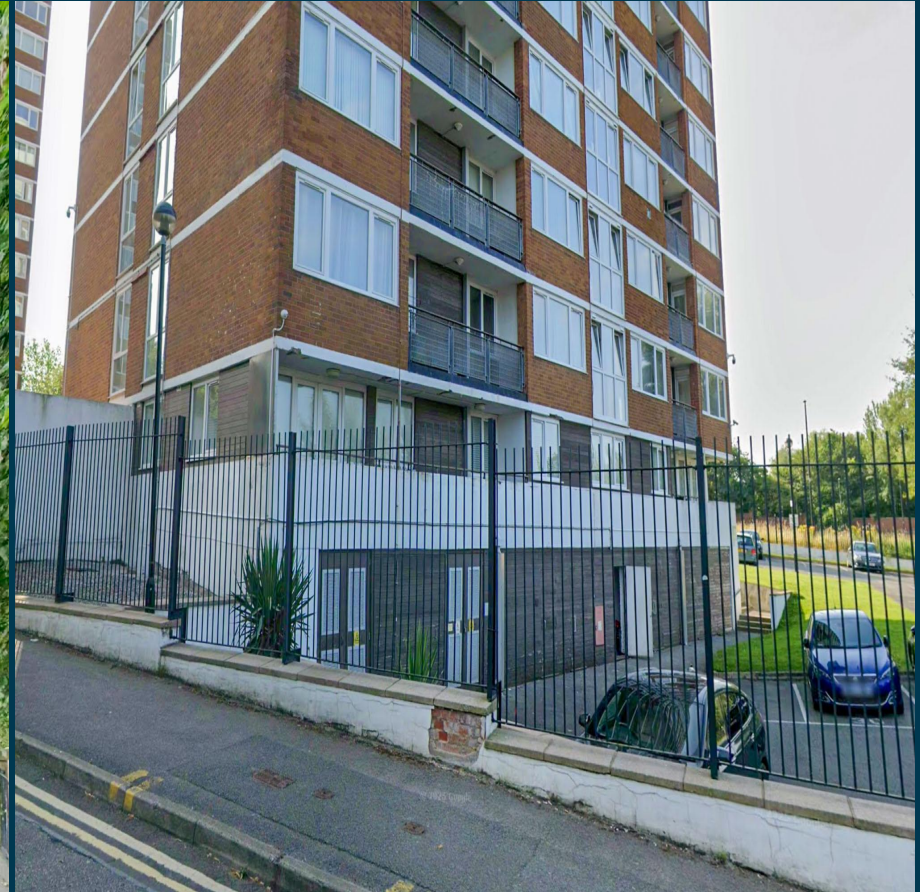
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 127,000.00

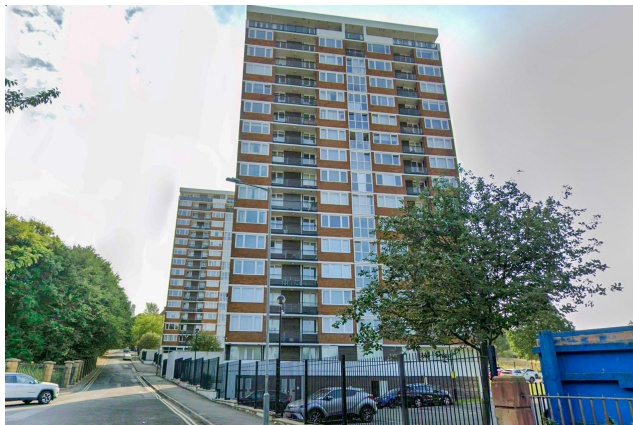
25% Deposit	£31,750.00
SDLT Charge	£6,390
Legal Fees	£1,000.00
Total Investment	£39,140.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 762

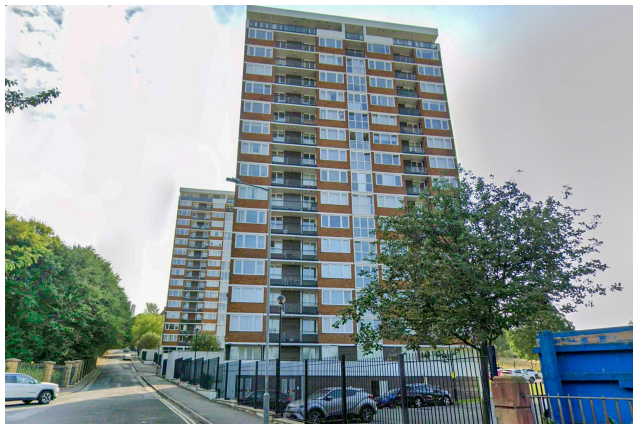


Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£650	£762
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£250.00	
Ground Rent	TBC	
Letting Fees	£65.00	£76.20
Total Monthly Costs	£726.88	£738.08
Monthly Net Income	-£76.88	£23.93
Annual Net Income	-£922.50	£287.10
Net Return	-2.36%	0.73%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£1,236.90**
Adjusted To

Net Return **-3.16%**

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

Annual Net Income **-£1,617.90**
Adjusted To

Net Return **-4.13%**

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 £145,000.



£145,000

2 bedroom flat for sale

+ Add to report

Salisbury Street, City Centre, Liverpool, L3

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 29 Apr 2024 to 5 Feb 2025 (282 days) by Move Residential, Mossley Hill

Delightful Two Bedroom Duplex Apartment | Located in Close Proximity to the City Centre | Immacul...



£140,000

2 bedroom apartment for sale

+ Add to report

Salisbury Street, Liverpool, L3

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Mar 2024 to 17 Oct 2024 (208 days) by Purplebricks, covering Liverpool

Well Presented | Close To City Centre | Modern Kitchen | Secure Parking | Two Double Bedrooms | L...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom flat

+ Add to report

Silvester Street, Liverpool

NO LONGER ADVERTISED

Marketed from 1 Oct 2024 to 3 Oct 2024 (2 days) by Wavertree Property Link, Liverpool

Flat | Unfurnished Property | Gas C/H | Allocated Parking Available | 2 Bedrooms | 1 Reception | ...



£825 pcm

2 bedroom flat

+ Add to report

Stanza Court, Liverpool, L5

NO LONGER ADVERTISED

Marketed from 11 Aug 2025 to 22 Aug 2025 (11 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2527617

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

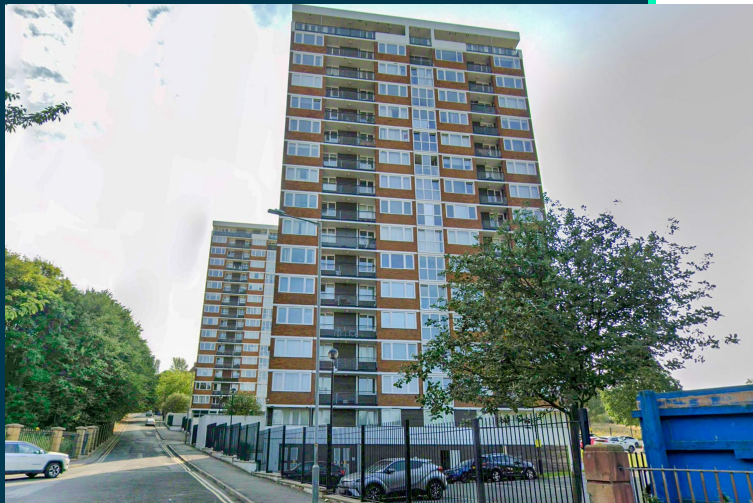


Current term of tenancy: **Moved in within the last 2 years**



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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