

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lynwood Road, Liverpool,  
L9

220645341

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Lynwood Road, Liverpool, L9

Get instant cash flow of **£535** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£783** which would provide the investor a Gross Yield of **9.1%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Rooms**

**Close proximity to valuable  
amenities**

**Factor Fees: £90.00 PM**

**Ground Rent: £8.00 PM**

**Lease Length: 109 years**

**Current Rent: £535**

**Market Rent: £783**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £103,000.00 and borrowing of £77,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 103,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £25,750.00 |
| SDLT Charge      | £5,150     |
| Legal Fees       | £1,000.00  |
| Total Investment | £31,900.00 |

# Projected Investment Return



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

The monthly rent of this property is  
currently set at £535 per calendar month  
but the potential market rent is

£ 783

| Returns Based on Rental Income       | £535    | £783      |
|--------------------------------------|---------|-----------|
| Mortgage Payments on £77,250.00 @ 5% | £321.88 |           |
| Est. Building Cover (Insurance)      | £15.00  |           |
| Approx. Factor Fees                  | £90.00  |           |
| Ground Rent                          | £8.00   |           |
| Letting Fees                         | £53.50  | £78.30    |
| Total Monthly Costs                  | £488.38 | £513.18   |
| Monthly Net Income                   | £46.63  | £269.83   |
| Annual Net Income                    | £559.50 | £3,237.90 |
| Net Return                           | 1.75%   | 10.15%    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,671.90**  
Adjusted To

Net Return                      **5.24%**

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

Annual Net Income      **£1,788.90**  
Adjusted To

Net Return                      **5.61%**

# 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 £95,000.



£95,000

## 2 bedroom apartment for sale

+ Add to re

Taylforth Close, Walton, Liverpool, L9

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Jun 2022 to 5 Jul 2022 (18 days) by Whitegates, Walton Vale, Liverpool

2 bedroom beautifully presented ground floor apartment in the popular Taylforth Close. Walking di.



£95,000

## 3 bedroom flat for sale

+ Add to

Walton Park, Liverpool, L9

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Mar 2021 to 6 Dec 2021 (262 days) by Logic Estates, Liverpool

Buy, Sell or Let with the agent of the decade | Three bedroom second floor flat | Off Road Parkin.



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,150 pcm**

## 2 bedroom apartment

+ Add to report

Walton Road, Liverpool, Merseyside, L4

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Apr 2025 to 29 May 2025 (50 days) by Reeds Rains, Liverpool

\*\*\*AVAILABLE WITH ZERO DEPOSIT GUARANTEE\*\*\* This is an outstanding opportunity to let a charming ...



**£880 pcm**

## 2 bedroom flat

+ Add to report

Taylforth Close, Liverpool

NO LONGER ADVERTISED

Marketed from 7 Feb 2025 to 7 Feb 2025 by Martyn Russell Property Services, Reading

Rare opportunity to rent one of the few spacious penthouse Apartments on this gated community, cl...

# 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.



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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.



**LETPROPERTY**