

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Everton Road, Liverpool, L6

225935423

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





## Property Description

Our latest listing is in Everton Road, Liverpool, L6

Get instant cash flow of **£800** per calendar month with a **8.7%** Gross Yield for investors.

This property has a potential to rent for **£805** which would provide the investor a Gross Yield of **8.8%** if the rent was increased to market rate.

**Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.**

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



Everton Road, Liverpool,  
L6

225935423



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Well maintained**

**Ideally situated for local  
amenities**

**Factor Fees: £1.00 PM**

**Ground Rent: £1.00 PM**

**Lease Length: 954 Years**

**Current Rent: £800 PM**

**Market Rent: £805 PM**

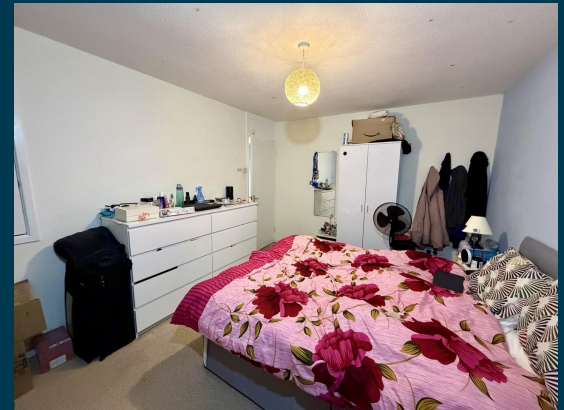
# Lounge



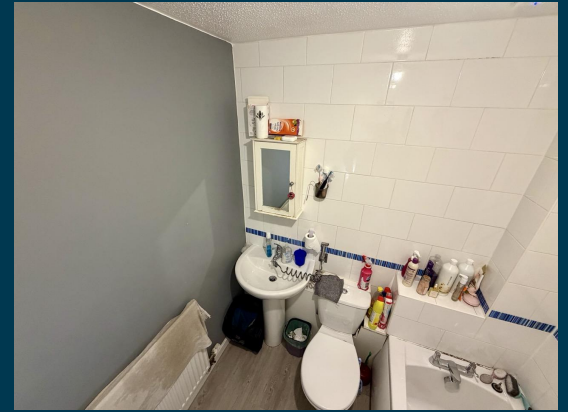
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit	£27,500.00
SDLT Charge	£5,500
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£34,000.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 805



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



Returns Based on Rental Income	£800	£805
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	£1.00	
Letting Fees	£80.00	£80.50
<b>Total Monthly Costs</b>	<b>£440.75</b>	<b>£441.25</b>
<b>Monthly Net Income</b>	<b>£359.25</b>	<b>£363.75</b>
<b>Annual Net Income</b>	<b>£4,311.00</b>	<b>£4,365.00</b>
<b>Net Return</b>	<b>12.68%</b>	<b>12.84%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,755.00**  
Adjusted To

Net Return                      **8.10%**

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

Annual Net Income      **£2,727.00**  
Adjusted To

Net Return                      **8.02%**

# 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 £140,000.



£140,000

2 bedroom duplex for sale

+ Add to report

Salisbury Street, City Centre, L3

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Nov 2023 to 1 Aug 2024 (251 days) by Atlas Estate Agents, Liverpool



£110,000

2 bedroom maisonette for sale

+ Add to report

Everton Road, Liverpool, L6

NO LONGER ADVERTISED

Marketed from 1 Sep 2022 to 9 Nov 2022 (69 days) by Strike, Liverpool

# 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 property**

+ Add to report

Spindle Close, L6

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Jul 2025 to 22 Sep 2025 (52 days) by Leaders Lettings, Covering Liverpool



£800 pcm

**2 bedroom semi-detached house**

+ Add to report

Fishguard Close, Liverpool, L6

NO LONGER ADVERTISED






UNDER OFFER

Marketed from 12 Jun 2025 to 20 Jul 2025 (38 days) by Purplebricks, covering Liverpool

# Current Tenant Profile




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: **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.



**LETPROPERTY**