

LET PROPERTY PACK

INVESTMENT INFORMATION

Plaza Boulevard Liverpool
L8

225833476

 www.letproperty.co.uk





Property Description

Our latest listing is in Plaza Boulevard Liverpool L8

Get instant cash flow of **£740** per calendar month with a **9.9%** Gross Yield for investors.

This property has a potential to rent for **£789** which would provide the investor a Gross Yield of **10.5%** 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...



Plaza Boulevard Liverpool
L8

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Property Key Features

Studio Flat

1 Bathroom

Smart Open-Plan Living Space

Well Equipped Kitchen

Factor Fees: £120.00 PM

Ground Rent: £42.00 PM

Lease Length: 991 years

Current Rent: £740

Market Rent: £789

Kitchen



Living Space



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 90,000

SDLT Charge	£4,500
Legal Fees	£1,000
Total Investment	£95,500

Projected Investment Return



The monthly rent of this property is currently set at £740 per calendar month but the potential market rent is

£ 789



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



Returns Based on Rental Income	£740	£789
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£120.00	
Ground Rent	£42.00	
Letting Fees	£74.00	£78.90
Total Monthly Costs	£251.00	£255.90
Monthly Net Income	£489.00	£533.10
Annual Net Income	£5,868.00	£6,397.20
Net Return	6.14%	6.70%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,819**
Adjusted To

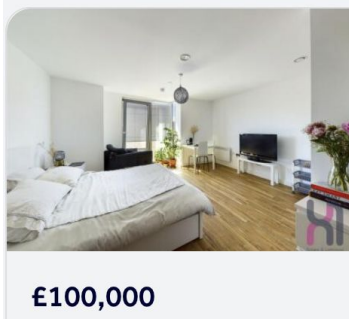
Net Return **5.05%**



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 £100,000.



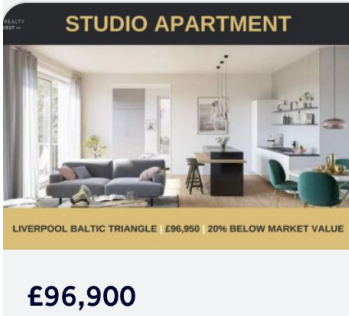
Studio flat for sale

+ Add to report

The Tower, 19 Plaza Boulevard, Liverpool, L8

NO LONGER ADVERTISED

Marketed from 17 Jul 2024 to 30 Aug 2024 (43 days) by X1 Sales & Lettings, Salford



Studio flat for sale

+ Add to report

Crump street

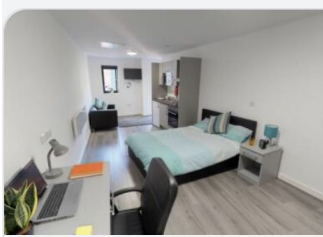
NO LONGER ADVERTISED

Marketed from 4 Oct 2024 to 23 Jan 2025 (110 days) by Elite Realty Invest, Liverpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £770 based on the analysis carried out by our letting team at **Let Property Management**.




Studio flat + Add to report

Norfolk Street, Baltic Triangle, Liverpool

NO LONGER ADVERTISED

Marketed from 14 Jul 2023 to 18 Jun 2024 (339 days) by R House Lettings, Liverpool

£770 pcm



Studio flat + Add to report

3rd Floor, Norfolk House, Norfolk Street, Liverpool, Merseyside, L1 0DB

NO LONGER ADVERTISED **LET AGREED**

Marketed from 30 Aug 2023 to 7 Nov 2024 (434 days) by Zuker Property Ltd, Manchester

£750 pcm

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: **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.



www.letproperty.co.uk

Plaza Boulevard Liverpool L8

PROPERTY ID: 12345678

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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