

LET PROPERTY PACK

INVESTMENT INFORMATION

Great Homer Street,
Liverpool, L5

224195487

 www.letproperty.co.uk





Property Description

Our latest listing is in Great Homer Street, Liverpool, L5

Get instant cash flow of **£520** per calendar month with a **25.0%** Gross Yield for investors.

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...



Great Homer Street,
Liverpool, L5

224195487



Property Key Features

Studio Flat

1 Bathroom

Spacious Living Spaces

Easy Access to Local Amenities

Factor Fees: £240.00 PM

Ground Rent: £1.00 PM

Lease Length: 237 years

Current Rent: £520

Living Spaces



Kitchen



Bedrooms



Bathroom



Exterior





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

ASSUMED PURCHASE PRICE

£ 25,000

SDLT Charge	£0
Legal Fees	£1,000
Total Investment	£26,000

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 £520 per calendar month.

Returns Based on Rental Income	£520
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£240.00
Ground Rent	£1.00
Letting Fees	£52.00
Total Monthly Costs	£308.00
Monthly Net Income	£212.00
Annual Net Income	£2,544.00
Net Return	9.78%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,504**
Adjusted To

Net Return **5.78%**

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 £55,000.



£55,000

1 bedroom flat for sale



Great Homer Street, LIVERPOOL, Merseyside, L5

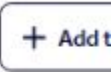
NO LONGER ADVERTISED

Marketed from 26 Feb 2024 to 28 Mar 2024 (30 days) by Entwistle Green, Walton Vale



£50,000

Studio flat for sale



Great Homer Street, Liverpool, L5

NO LONGER ADVERTISED

Marketed from 2 Jun 2020 to 3 Dec 2020 (184 days) by Keller Williams London Bridge, London

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

Studio flat

6 Great Homer Street, Liverpool, L5

NO LONGER ADVERTISED

Marketed from 16 Feb 2026 to 23 Feb 2026 (7 days) by North Wall, Liverpool



£720 pcm

Studio flat

Great Homer Street, Liverpool, Merseyside, L5

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Mar 2026 to 13 Apr 2026 (25 days) by Lewis And Foy Lettings, 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: **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

Great Homer Street, Liverpool, L5

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.



LETPROPERTY