

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Plaza Boulevard Liverpool  
L8 5RB

225795287

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





## Property Description

Our latest listing is in Plaza Boulevard  
Liverpool L8 5RB

Get instant cash flow of **£825** per calendar  
month with a **8.6%** Gross Yield for investors.

This property has a potential to rent for **£857**  
which would provide the investor a Gross Yield  
of **8.9%** 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  
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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Open Plan Lounge and Kitchen**

**Well Equipped Kitchen**

**Factor Fees: £221 PM**

**Ground Rent: £38 PM**

**Lease Length: 988 years**

**Current Rent: £825**

**Market Rent: £857.00**

# Lounge



# Kitchen



# Bedrooms



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 86,000

SDLT Charge	£4,300
Legal Fees	£1,000
Total Investment	£91,300

# Projected Investment Return



The monthly rent of this property is currently set at £825.00 per calendar month but the potential market rent is

£ 857

Returns Based on Rental Income	£825.00	£857.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£221.00	
Ground Rent	£38.00	
Letting Fees	£82.50	£85.70
<b>Total Monthly Costs</b>	<b>£356.50</b>	<b>£359.70</b>
<b>Monthly Net Income</b>	<b>£468.50</b>	<b>£497.30</b>
<b>Annual Net Income</b>	<b>£5,622.00</b>	<b>£5,967.60</b>
<b>Net Return</b>	<b>6.16%</b>	<b>6.54%</b>

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



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,254**  
Adjusted To

Net Return                      **4.66%**



# 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.



£100,000

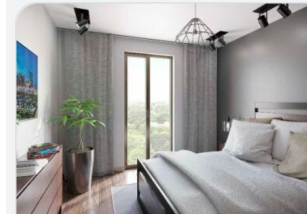
## 1 bedroom flat for sale

+ Add to report

Plaza Boulevard, LIVERPOOL, Merseyside, L8

CURRENTLY ADVERTISED

Marketed from 17 Sep 2024 by Entwistle Green, Liverpool



£100,000

## 1 bedroom apartment for sale

+ Add to report

Brassey Street, Liverpool, L8 5SA

NO LONGER ADVERTISED

Marketed from 28 Feb 2024 to 4 Apr 2024 (36 days) by RW Invest, 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

## 1 bedroom apartment

+ Add to report

Neptune Place, Liverpool, Merseyside, L8

NO LONGER ADVERTISED

Marketed from 27 Jul 2024 to 7 Aug 2024 (11 days) by Legacie, One Baltic Square



£845 pcm

## 1 bedroom apartment

+ Add to report

The Summit Parliament Street, Liverpool, Merseyside, L8

NO LONGER ADVERTISED

Marketed from 4 Apr 2025 to 21 May 2025 (46 days) by Legacie Management & 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.



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Plaza Boulevard Liverpool L8 5RB

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.

