

LET PROPERTY PACK

INVESTMENT INFORMATION

Killarney Road, Liverpool,
L13

228840634

 www.letproperty.co.uk





Property Description

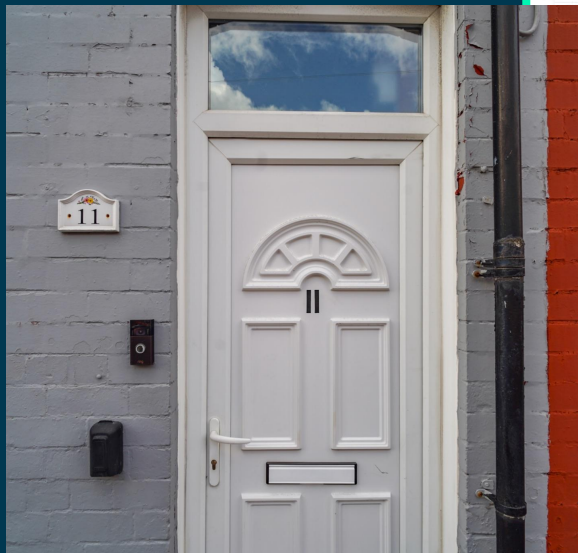
Our latest listing is in Killarney Road, Liverpool, L13

Get instant cash flow of **£750** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£858** which would provide the investor a Gross Yield of **8.2%** 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...



Killarney Road, Liverpool,
L13

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Property Key Features

2 bedrooms

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £750

Market Rent: £858

Lounge



Kitchen



Bedrooms



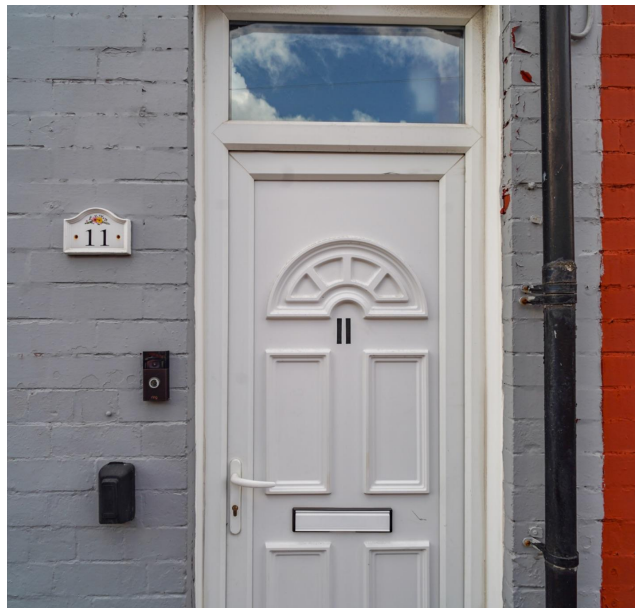
Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 125,000.

ASSUMED PURCHASE PRICE

£ 125,000

SDLT Charge £6,250

Legal Fees £1,000

Total Investment £132,250

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 £750 per calendar month but the potential market rent is

£ 858

Returns Based on Rental Income	£750	£858
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£75.00	£85.80
Total Monthly Costs	£90.00	£100.80
Monthly Net Income	£660.00	£757.20
Annual Net Income	£7,920.00	£9,086.40
Net Return	5.99%	6.87%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,370**
Adjusted To

Net Return **5.57%**

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 £160,000.



2 bedroom mews house for sale

[+ Add to report](#)

St. Oswalds Street, Liverpool, L13

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Jul 2022 to 17 May 2023 (292 days) by Entwistle Green, Old Swan

£160,000



2 bedroom terraced house for sale

[+ Add to report](#)

Baden Road, Old Swan, Liverpool

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Jul 2023 to 8 Apr 2024 (270 days) by Acumen Estates, Liverpool

£140,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house

[+ Add to report](#)

Booth Street, Liverpool, L13

NO LONGER ADVERTISED

Marketed from 17 Jan 2025 to 9 Feb 2025 (23 days) by OpenRent, London

£900 pcm



2 bedroom house

[+ Add to report](#)

Southgate Road, Old Swan

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 May 2025 to 16 Jun 2025 (24 days) by Entwistle Green, Allerton

£875 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**



Current term of tenancy: **2 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.



www.letproperty.co.uk

Killarney Road, Liverpool, L13

PROPERTY ID: 228840634

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