

LET PROPERTY PACK

INVESTMENT INFORMATION

Stainer Close, Liverpool, L14

226298145

 www.letproperty.co.uk





Property Description

Our latest listing is in Stainer Close, Liverpool, L14

Get instant cash flow of **£433** per calendar month with a **4.5%** Gross Yield for investors.

This property has a potential to rent for **£809** which would provide the investor a Gross Yield of **8.4%** 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...



Stainer Close, Liverpool,
L14

226298145



Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Driveway

Factor Fees: £1.00 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £433

Market Rent: £809

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,500.00 and borrowing of £86,625.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,500.00

25% Deposit	£28,875.00
SDLT Charge	£5,775
Legal Fees	£1,000.00
Total Investment	£35,650.00

Projected Investment Return



The monthly rent of this property is currently set at £433 per calendar month but the potential market rent is

£ 809

Returns Based on Rental Income	£433	£809
Mortgage Payments on £86,625.00 @ 5%	£360.94	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	Freehold	
Letting Fees	£43.33	£80.90
Total Monthly Costs	£420.27	£457.84
Monthly Net Income	£13.06	£351.16
Annual Net Income	£156.71	£4,213.95
Net Return	0.44%	11.82%

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 **£2,595.95**
Adjusted To

Net Return **7.28%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£2,481.45**
Adjusted To

Net Return **6.96%**

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 £240,000.



£240,000

2 bedroom detached house for sale

+ Add to report

Meadowbank Close, Liverpool, Merseyside, L12

NO LONGER ADVERTISED

Marketed from 11 Jun 2024 to 23 Jan 2025 (225 days) by Whitegates, West Derby



£210,000

2 bedroom semi-detached house for sale

+ Add to report

St. Andrews Avenue, Liverpool, Merseyside, L12

NO LONGER ADVERTISED

Marketed from 6 Feb 2024 to 6 Dec 2024 (303 days) by Whitegates, West Derby

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom semi-detached house

+ Add to report

Grange Avenue, Liverpool, L12

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Oct 2024 to 10 Dec 2024 (68 days) by Keybanks Estates, West Derby



£925 pcm

2 bedroom terraced house

+ Add to report

Grange Avenue, Liverpool, L12

NO LONGER ADVERTISED

Marketed from 22 Sep 2024 to 17 Oct 2024 (24 days) by OpenRent, London

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 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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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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