

17 Hinton Street, Liverpool, L6 3AP

Why buy?

A smart two bed house. Yields below are based around current rental situation - returning approx £1100 per month which will be based on 2 x sharers so just over £125 per week each. This needs very little work to update as it was refurbished around 3-4 years ago. These figures are based on the continual use of the property as a 2 bed furnished house let on the same basis as it is now. Figures are based on a 12 month tenancy.

Headline Figures?

Asking Price:	£120000
Expect Annual Rent	£13200
Gross Yield:	11.00%
Net Monthly Income:	£521

What are my costs?

Deposit	£30000
Legals	£800
Stamp Duty on Purchase Price	£6000 <i>(note: Stamp duty has been calculated on the personal rate of 5% up to £125,000 - above this it will be 5% on first £125,000, 7% on the amount between £125,000 and £250,000 and 10% from £250,000 to £925,000)</i>
Valuation Fee	£500
Sourcing Fee	£2500
Recommended Refurbishment	£ Refurb includes None - might need some minor dressing.
The above costs total £39800	

What is my income?

Gross Rent	£1100
Minus:	
Utility Bills (est)	£0 Based on approx £9.50 per tenant per week plus £45 for broadband
Management	£132 Based on a rate of 10% + VAT
Maintenance (est)	£55 Based on an approximate value (estimated for tenancy type and condition of property) of 5% of gross rent
Mortgage	£343 Based on a rate of 4.50%
Insurance	£29
Certificates per month	£13 This includes gas annually, Elec certs every 5 years, epc every 10 years and PAT test every year.
License cost per month	£7.5 This house requires a selective license - cost is £7.5 per month

Net Income per month

Net Income £521

ROI 15.71% based on total cash in of £39800 and annual net income of £6252

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