

## 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	<i>£ Refurb includes None - might need some minor dressing.</i>
The above costs total	£39800

### What is my income?

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

## Net Income per month

Net Income

£521

ROI

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

[Show Investment Matrix \(authorised users only\)](#) [\[hide this message for client release\]](#)

## Disclaimer

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