

54 Hinton Street, Liverpool, L6 3AR

Why buy?

This is a smart refurbished two bedroom property. This is let unfurnished and to the standard family market - it could be furnished and entered into the student/sharer market with a rental bump of around £250 per month from £850 to around £1100 at current rental values). Income details here reflect current situation however see 17 Hinton for yield values based on an furnishing upgrade and letting in that manner.

Expected upgrade cost for furnishing and entering the sharing market at the appropriate time - £2500. This will increase rent to £13200 PA in current market giving a gross yield of approx 11.4% at asking price. See 17 Hinton Street brochure for details

Headline Figures?

| | |
|---------------------|---------|
| Asking Price: | £115000 |
| Expect Annual Rent | £9600 |
| Gross Yield: | 8.35% |
| Net Monthly Income: | £286 |

What are my costs?

| | |
|------------------------------|---|
| Deposit | £28750 |
| Legals | £800 |
| Stamp Duty on Purchase Price | £5750 (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) |
| Valuation Fee | £500 |
| Sourcing Fee | £0 |
| Recommended Refurbishment | £ Refurb includes None in current situation unless it is switched to the student market. EPC is a strong C (75). |
| The above costs total £35800 | |

What is my income?

| | |
|---------------------|--|
| Gross Rent | £800 |
| Minus: | |
| Utility Bills (est) | £0 Based on approx £9.50 per tenant per week plus £45 for broadband |
| Management | £96 Based on a rate of 10% + VAT |
| Maintenance (est) | £40 Based on an approximate value (estimated for tenancy type and condition of property) of 5% of gross rent |
| Mortgage Insurance | £328 Based on a rate of 4.50% |
| | £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 | £286 |
| ROI | 9.59% based on total cash in of £35800 and annual net income of £3432 |

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

Disclaimer

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