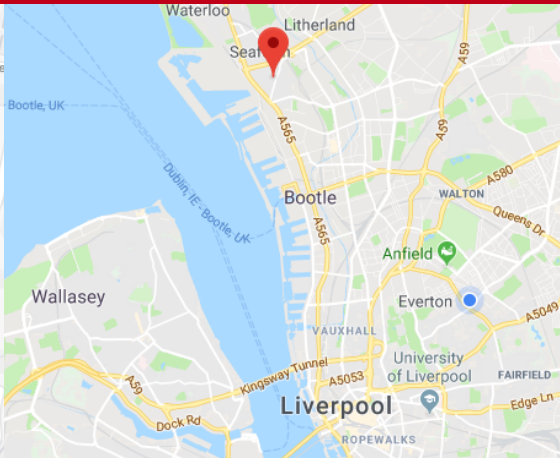


# 3 BED TERRACED HOUSE ON BALFE STREET L21



## Key details

- Big house - 3 x good sided bedrooms, 2 x large front rooms, large kitchen
- 1 x attic room (unique - extra selling point).
- High ceilings.
- In Seaforth (generally an expensive area).
- Dated and needs modernisation.

Interested? **Call us now!**

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<b>Purchase and refurb</b>	<b>Cost</b>
Asking price £35k, but assume successful offer accepted of £40k	£40,000
Legal fee (estimate)	£1,000
Refurb (breakdown below)	£12,827.20
Finders and refurb management fee	£3,000
Liverpool Landlord Licensing fee (As a regulated member we get 50% off the usual £400 fee - see more <a href="#">here</a> )	£200
<b>Total capital spent</b>	<b>£57027.20</b>

<b>Post-refurb rental, valuation, and yield</b>	<b>Cost</b>
Estimated property value after refurb	£65-£70k
Potential rental (as a single let)	£575-£625pm
Ongoing management fee 7% of rental income	£483
Yield year 1 (based on total capital spent and £575pm rent)	12%

### The refurb breakdown

The below refurb estimate is based on a time-limited inspection of the property. We have done our best to record and estimate all work which needs doing to refurb this property to a high standard and we do not expect the actual cost to increase. However, there is always a chance that there are hidden issues which can only be found once work has commenced (e.g. damp issues), and these may result in extra work being needed, and the cost increasing. All costs include labour and materials.

### Time to refurb: 21 days

<b>Refurb items</b>	<b>Cost</b>
New carpets/liino throughout	£1500
Painting throughout inside and out (many man hours to get wallpaper off and prep walls)	£3200
New radiators x 9 and gas certification	£1571.20
Fix roof/gutter issue on back wall	£900
Plastering 3rd bedroom (once roof/gutter issue fixed), front bedroom, and bathroom	£1600
New bathroom suite	£800
New kitchen	£2240
New electrical consumer unit and bathroom light and electrical certification	£600
Cleaning	£96
Gas/electric while refurb underway	£320
<b>Total</b>	<b>£12827.20</b>