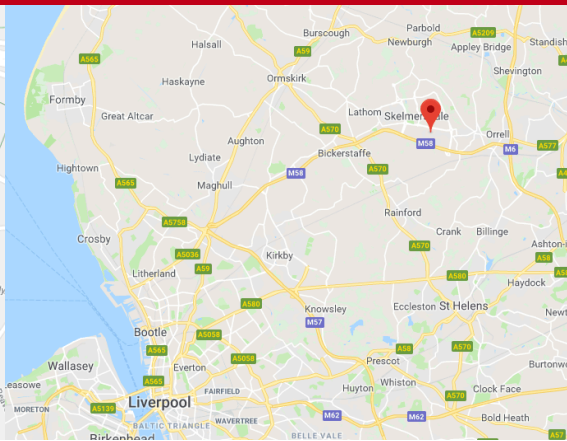
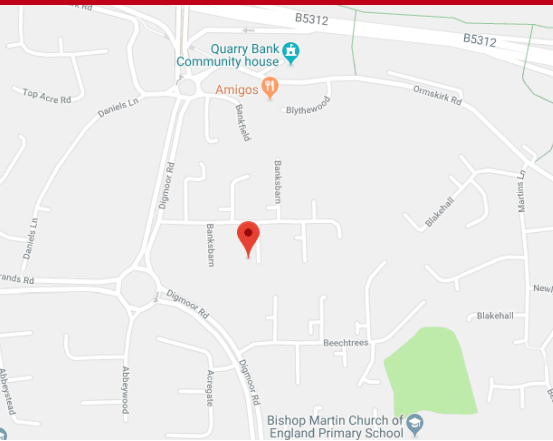


5 BED TERRACED HOUSE IN SKELMERSDALE WN8



Key details

- Rare 5 bed (PLUS study) 3 storey terraced house in popular area - big industrial zone with lots of families/workers in the area
- Plan to turn study into 2nd bathroom, meaning good size bathroom on 1st and 2nd floor and toilet on ground floor
- Needs full modernisation and refurbishment
- Great garden which will look lovely once landscaped

Interested? Call us now!

T: **03301 331 389**

E: deals@revilo-properties.co.uk

W: www.revilo-properties.co.uk

****Know someone who might like this package? Pass this onto them and if they proceed with the deal, we'll pay you a £250 referral fee!****



The numbers*

Purchase Summary	£
Price	£50,000.00
Stamp duty	£1,500.00
Revalo finders and refurb management fee	£3,000.00
Your Estimated legal fees	£750.00
Estimated refurb cost (breakdown on next page)	£20,260.00
Liverpool landlord licensing fee	£200.00
Estimated building insurance cost	£250.00
Total capital spent	£75,960.00

Post-refurb figures	£
Estimated property value after refurb	£85,000.00
Estimated rental per month	£700.00
Estimated rental per year	£8,400.00
Revalo management fee (7% of rental income)	£588.00
Estimated net yield pre-refinance	10.28%

Post-refinance figures (assuming initial purchase in cash followed by refinance after 6 months of ownership)	£
75% Buy to Let mortgage based on estimated post-refurb valuation	£63,750.00
Estimated interest-only rate	4.0%
Estimated monthly interest payments	£212.50
Estimated annual interest payments	£2,550.00
Estimated annual net profit (rental income minus all fees)	£5,262.00
Estimated capital left in after remortgage	£12,210.00
Estimated net yield post re-finance	43.10%

*These numbers are based on our experience in the area and working on similar projects. However, as with all investments external factors (e.g. market conditions) and unforeseen circumstances (e.g. issues with the refurb) can affect the final figures. It is essential that every investor performs their own due diligence before making an investment.



Interested? **Call us now!**

T: **03301 331 389**

E: deals@revalo-properties.co.uk

W: www.revalo-properties.co.uk

****Know someone who might like this package? Pass this onto them and if they proceed with the deal, we'll pay you a £250 referral fee!****

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: 30 days

Description	£
New boiler	£1,920.00
New filter on boiler	£225.00
New radiators	£1,635.00
Gas safety certification	£90.00
New carpets/vinyl	£2,160.00
Painting & decorating	£5,250.00
New kitchen	£2,100.00
New bathroom suite	£750.00
Electrics - condition report, new consumer unit, safety certification	£600.00
Cleaning	£210.00
Remove rubbish from house (incl. skip hire)	£420.00
Utility bills (gas/elec) during refurb	£250.00
Doors/door frames - new front and back door	£1,200.00
Other - new internal doors x 7	£1,050.00
Other - 1 x new window	£150.00
Other - create new bathroom and fit new suite on 3rd floor (in current	£1,500.00
Other - Gardening/landscaping	£750.00
Total	£20,260.00



Interested? **Call us now!**

T: **03301 331 389**

E: **deals@revilo-properties.co.uk**

W: **www.revilo-properties.co.uk**

****Know someone who might like this package? Pass this onto them and if they proceed with the deal, we'll pay you a £250 referral fee!****

What next?

If you're interested in proceeding with this package, or would like to find out more, get in touch using the details at the bottom of the page. Here are the next steps if you decide to proceed with this package;

1. Let us know you would like to proceed with this package by calling or e-mailing us using the details at the bottom of the page.
2. We'll e-mail you the standard Revilo Properties Terms of Business for you to read, sign and return. You'll also need to e-mail us a copy of your proof of ID (Passport/Drivers License), proof of address (recent bank statement/utility bill), and proof of funds (recent bank statement).
3. Once received and verified, we will put an offer in on the property on your behalf.
4. Once an offer is accepted, we will instruct your solicitors (we can recommend solicitors if you don't have your own) to proceed with the purchase, and we will chase it up along the way to ensure it doesn't get held up.
5. On exchange of contracts you'll pay half our finders and refurb management fee.
6. On completion you'll pay 50% of the refurb cost up front and we will buy the refurb materials and commence with the refurb.
7. Halfway through the refurb you'll pay the next 25% of the refurb cost.
8. Once the refurb completes, you'll pay the final 25% of the refurb cost and the remaining 50% of our finders and refurb management fee.

Who are we?

Revilo Properties are your one-stop-shop for investing in property in Liverpool. We do the full package - we source, refurb, let, and manage properties which give our investors great returns on their money. If you're tired of getting poor returns on your investments, and don't want the hassle of finding and managing property (maybe you have a full time job), then look no further. What's more, we practise what we preach! We currently have 21 of our own properties in Liverpool, and we're growing fast. Our team of property sourcers, builders, painters, decorators, electricians, plumbers, heating engineers, roofers, and project managers are here to help you get a better return on your money, without the hassle.



Interested? **Call us now!**

T: **03301 331 389**

E: deals@revilo-properties.co.uk

W: www.revilo-properties.co.uk

****Know someone who might like this package? Pass this onto them and if they proceed with the deal, we'll pay you a £250 referral fee!****