



38% Return on Investment!

COMMERCIAL+RESIDENTIAL 4 BED ON BRECK ROAD L5



Key details

- OFF MARKET! Tenanted commercial and residential property
- Commercial unit let with 3 years left on tenancy at £433.33pm
- Residential unit let with 1 month left on tenancy at £281.77pm. After refurb would rent at min. £550pm

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 package, we'll pay you a £250 referral fee!****



The numbers*

NEW Ever get confused about how the numbers are calculated? Follow along using these references!

Ref	Maths	Purchase Summary	£	
		Price	£80,000	
		Stamp duty (commercial + residential = no stamp duty to pay)	£0	
		Agent's buyers fee	£0	
		Revilo finders and refurb management fee	£5,000	
		Legal fees	£1,000	
		Liverpool landlord licensing fee	£206	
		Estimated refurb cost (breakdown on next page)	£13,873	
A		Total capital spent	£100,079	

Post-refurb Figures				
B		Valuation		£110,000
C		Rental income (per month per year) (£433 commercial unit (existing) £550 residential (potential))	£983	£11,796

Running Costs Pre-Refinance			Per month	Per year
D	C x 7%	Revilo management fee (7% of rent received)	£69	£826
E		Building insurance	£25	£300
F	C x 5%	Misc. maintenance costs (general maintenance & repairs) 5% of rent	£49	£589.80
G	D + E + F	Total running costs pre-refinance	£143	£1,716
H	C - G	Positive cashflow pre-refinance	£840	£10,080
	H ÷ A	Return on investment pre-refinance		10.07%

Refinance (after 6 months of ownership)			£	
I	B x 75%	Capital released by 75% LTV mortgage	£82,500	
J		Interest-only rate	4.0%	
K	A - I	Capital 'left in'	£17,579	

Additional Running Costs Post-Refinance			Per month	Per year
L	I x J	Mortgage interest payments	£275	£3,300
M	G + L	Total running costs post-refinance	£418	£5,016
N	C - M	Positive cashflow post-refinance	£565	£6,780
O	N ÷ K	Return on investment post-refinance		38.57%

*All figures stated are estimates. 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.



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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.

Materials	£
Boiler	£840
Boiler filter	£175
Radiators (x 8)	£784
Carpets/lino/vinyl throughout	£1,300
Paint	£220
Electrics work	£600
Plaster	£132
Utility bills	£100
Skip	£275
Fuel	£100
New shower cubicle fitted	£390
Total	£4,916

Labour - Man Days	Team members	£
69.5	10	£8,957

Total Refurb Price (Materials + Labour)	£13,873
Estimated Business Days to complete refurb	25



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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. 5 days before the refurb is due to start you'll pay 50% of the refurb cost so we can buy the refurb materials and be ready to commence the refurb on the planned date.
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.



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