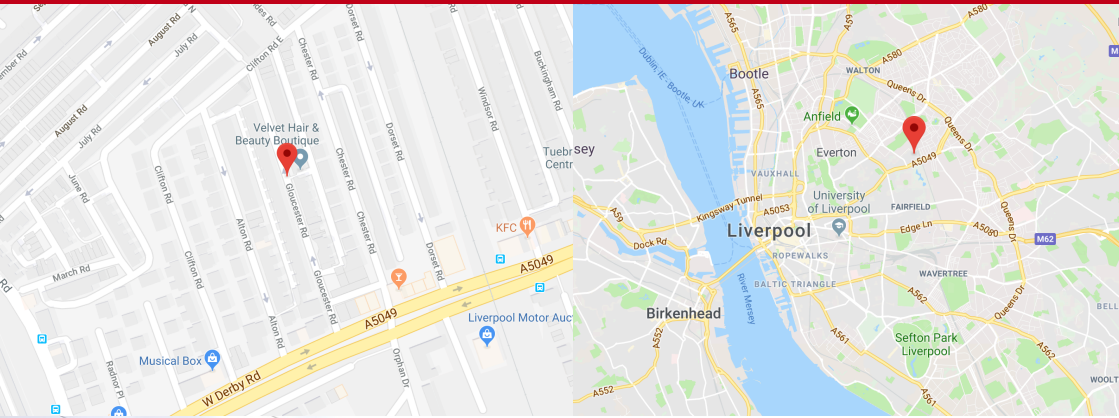


3 BED TERRACED HOUSE ON GLOUCESTER ROAD L6



Key details

- Big house - 3 x good sized bedrooms, large front room, large kitchen
- High ceilings.
- In auction in May and vendor may be open to pre-auction offers
- Needs full refurb

Interested? Call us now!

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The numbers*

Purchase and refurb	£
Guide price £37k, but assume successful offer accepted of £40k	£40,000
Legal fee (estimate)	£700
Refurb (breakdown on next page)	£12,978.75
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 here)	£200
Total capital spent	£56878.75

Post-refurb rental, valuation, and yield	£
Estimated property value after refurb	£65-£70k
Potential rental (as a single let)	£550-£600pm
Ongoing management fee 7% of rental income (based on £550pm)	£462
Yield year 1 (based on total capital spent and £550pm rent)	10.8%

Post-refinance (after owning for 6 months) yield (assuming initial purchase in cash)	£
75% Buy to Let mortgage based on £65k valuation	£48,750
Interest-only rate (estimated)	4%
Monthly/annual interest payments	£162.5/£1950
Annual net profit based on £550pm rental (rental income minus mortgage interest fees minus management fees)	£4188
Capital left in (total capital spent - capital pulled out from refinance)	£8128
Yield post-refinance (based on capital left in and rental income minus management & mortgage interest fees)	51.5%

*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. All costs include labour and materials.

Time to refurb: 25 days

Refurb items	Cost
New carpets/lino throughout	£1406.25
Painting throughout	£3000
New boiler, filter, radiators, and safety certification	£3315
Plastering and skimming where needed	£1500
New kitchen	£2100
New electrical consumer unit, bathroom light, and certification	£562.50
New door frame and door x 1	£375
New mixer tap and shower for bathroom	£300
Cleaning	£120
Gas/electric while refurb underway	£300
Total	£12978.75



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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. 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.



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