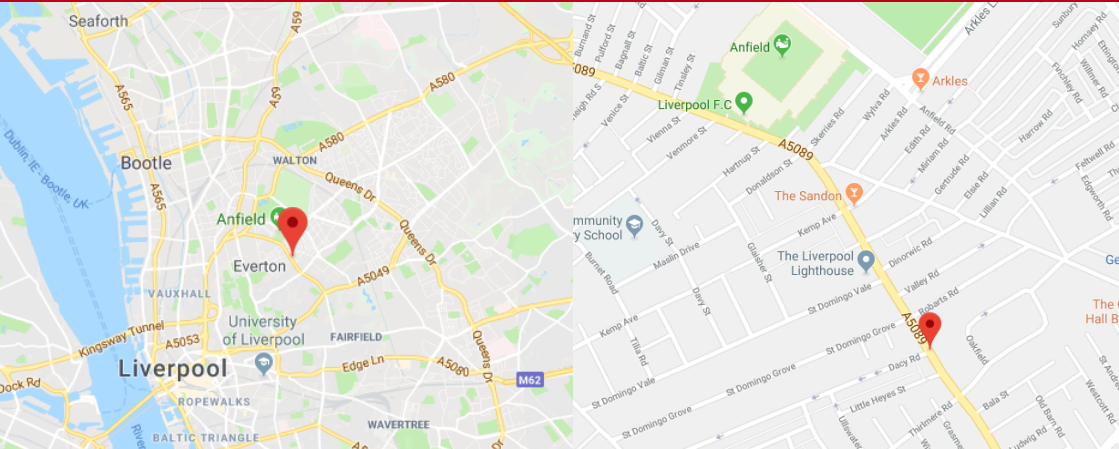




39% Return on Investment!

1 x 1 BED & 1 X 3 BED FLAT ON OAKFIELD ROAD L4



Key details

- 1 x 1 bed and 1 x 3 bed flat, 30 seconds walk from Liverpool's football ground Anfield, in the heart of the regeneration zone
- Full modernisation required
- Great cashflow post-refurb
- High rental demand area

Interested? **Call us now!**

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The numbers*

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



Ref	Maths	Purchase Summary (assuming purchase in cash, no mortgage)	£	
		Purchase Price	£50,000	
		Stamp Duty @ 3%	£1,500	
		Agent's buyers fee	£1,200	
		Revalo finders and refurb management fee	£3,000	
		Legal fees (yours and the seller's)	£1,500	
		Liverpool council landlord licensing fee	£406	
		Estimated refurb cost (breakdown on next page)	£17,553	
A		Total capital spent	£75,159	

Post-refurb Figures				
B		Property valuation	£80,000	
C		Rental income (per month per year) (£350pm for 1 bed, £550pm for 3 bed)	£900	£10,800

		Running Costs Pre-Refinance	Per month	Per year
D	C x 9%	Revalo management fee (9% of rent received)	£81	£972
E		Building insurance	£20	£240
F	C x 5%	Misc. maintenance costs (general maintenance & repairs) 5% of rent	£45	£540
G	D + E + F	Total running costs	£146	£1,752
H	C - G	Positive cashflow (profit)	£754	£9,048
	H ÷ A	Return on investment	12.04%	

		Refinance (after 6 months of ownership)	£	
I	B x 75%	Capital released by 75% LTV mortgage	£60,000	
J		Interest rate	5.0%	
K	A - I	Capital 'left in'	£15,159	

		Additional Running Costs Post-Refinance	Per month	Per year
L	I x J	Mortgage interest payments	£250	£3,000
M	G + L	Total running costs post-refinance	£396	£4,752
N	C - M	Positive cashflow post-refinance (profit)	£504	£6,048
O	N + K	Return on investment post-refinance	39.90%	

These figures assume you purchase in cash (no mortgage)

These figures show the numbers if you decided to take out a mortgage after owning the property for 6 months (the typical time you need to own a property for a lender to consider a mortgage for you). This is optional - some people prefer not to have a mortgage on their properties

*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	£
New boiler and filter and gas safety certification	£1,318
Radiators x 1	£130
Carpets/lino/vinyl throughout	£1,690
Paint and gloss	£650
New kitchen	£1,170
Electrics work - testing and certification and remedials	£455
Plaster and boarding (for plastering and skimming where needed)	£260
Skirting	£130
Skips x 2	£582
Fuel	£260
Build new gas cupboard	£104
Lamp shades and bulbs all around	£65
Kitchen and bathroom easy-wipe plastics	£312
Blinds	£325
Total	£7,452

Labour - Man Days	Team members	£
81.75	6	£10,101

Total Refurb Price (Materials + Labour)	£17,553
Estimated Business Days to complete refurb	19

Main refurb tasks
1. New boiler in 1-bed flat
2. Painting throughout, inside and out
3. Skimming and plastering where needed
4. New kitchen in 1-bed flat
5. Replace broken skirting where needed
6. Clear yard
7. New carpets/lino throughout
8. New blinds all round
9. New gas cupboard in 3-bed flat
10. 1 new radiator in 3-bed flat
11. Replace tiles with easy-wipe plastics in 3-bed bathroom
12. Full deep clean



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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. 75% of the way through the refurb, you'll pay the final 25% of the refurb cost. On refurb completion and after final inspection, you'll pay the final 50% of our finders and refurb management fee, and the balance for any agreed, pre-approved extras which were added on during the refurb.

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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