

LET PROPERTY PACK

INVESTMENT INFORMATION

Fox Street, Liverpool, L3

207202107

 www.letproperty.co.uk





Property Description

Our latest listing is in Fox Street, Liverpool, L3

Get instant cash flow of **£1,150** per calendar month with a **14.2%** Gross Yield for investors.

This portfolio has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **14.8%** if the rent was increased to market rate.

This portfolio would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

A Portfolio of 2 Flats

2 Bathrooms

Fully-Equipped Kitchen

Well-Maintained Properties

Factor Fees: £340.00 PM

Ground Rent: £84.00 PM

Lease Length: 240 Years for Each Flat

Current Rent: £1,150

Market Rent: £1,200

Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £97,000.00 and borrowing of £72,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 97,000.00

25% Deposit	£24,250.00
SDLT Charge	£4,850
Legal Fees	£1,000.00
Total Investment	£30,100.00

Projected Investment Return



The monthly rent of this property is currently set at £1,150 per calendar month but the potential market rent is

£ 1,200



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,150	£1,200
Mortgage Payments on £72,750.00 @ 5%	£303.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£340.00	
Ground Rent	£84.00	
Letting Fees	£115.00	£120.00
Total Monthly Costs	£857.13	£862.13
Monthly Net Income	£292.88	£337.88
Annual Net Income	£3,514.50	£4,054.50
Net Return	11.68%	13.47%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£1,654.50**
Adjusted To

Net Return **5.50%**

If Interest Rates increased by 2% (from 5% to %)

Annual Net Income **£3,607.50**
Adjusted To

Net Return **11.99%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £160,000.00.



£163,500

2 bedroom apartment for sale

+ Add to report

Salisbury Street, Liverpool

NO LONGER ADVERTISED

Marketed from 10 Nov 2023 to 5 Dec 2023 (24 days) by CityRise, Leeds

Investors only | High tenant demand | Excellent local amenities | Convenient transport link...



£160,000

2 bedroom apartment for sale

+ Add to report

Salisbury Street, City Centre, L3

NO LONGER ADVERTISED **SOLD STC**

Marketed from 13 Jun 2022 to 31 May 2024 (717 days) by Atlas Estate Agents, Liverpool

No Chain | Duplex Apartment | Two Double Bedrooms | En-suite and Family Bathroom | Balconies | Id...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom flat

+ Add to report

12 Oriel Street, Liverpool. L3

CURRENTLY ADVERTISED

Marketed from 17 Jul 2024 by Curlett Jones Estates, Waterloo

New Development | City Centre Location | Two Bedrooms | Unfurnished | Rooftop Terrace
Close to...

Floor plan:

[View](#)



£1,200 pcm

2 bedroom apartment

+ Add to report

Shaw Street, Liverpool

NO LONGER ADVERTISED **LET AGREED**

Marketed from 8 Sep 2023 to 23 Oct 2023 (44 days) by City Residential, Liverpool

EPC Rating - D | Council Tax Band - C | Deposit Payable £1500.00

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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