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## **LET PROPERTY PACK**

#### **INVESTMENT** INFORMATION

North Quay, Liverpool, L3

209832807

( www.letproperty.co.uk

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## **Property** Description

Our latest listing is in North Quay, Liverpool, L3

This property has a potential to rent for **£1,000.00** which would provide the investor a Gross Yield of **3.5%** if the rent was increased to market rate.

A space that has been kept in good condition and a potential rental income that can ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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





North Quay, Liverpool, L3

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2 Bedroom 2 Bathroom Lounge and Kitchen Spacious Rooms

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**Property Key Features** 

Factor Fees: £0.00 Ground Rent: Freehold Lease Length: Freehold Market Rent: £1,000.00







#### **Kitchen**





### Bedrooms





## Bathroom





#### **Exterior**





#### **Initial** Outlay



Figures based on assumed purchase price of £345,000.00 and borrowing of £258,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.



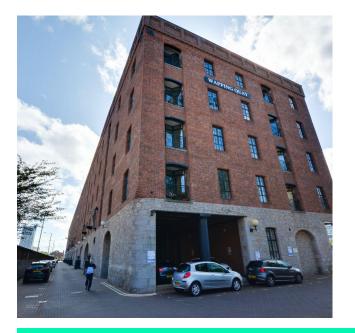
#### ASSUMED PURCHASE PRICE



25% Deposit	£86,250.00
SDLT Charge	£15,100
Legal Fees	£1,000.00
Total Investment	£102,350.00

#### **Projected** Investment Return





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	£1,000.00
Mortgage Payments on £258,750.00 @ 5%	£1,078.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£100.00
Total Monthly Costs	£1,193.13
Monthly Net Income	-£193.13
Annual Net Income	-£2,317.50
Net Return	<mark>-2.26%</mark>

#### Return Stress Test Analysis Report





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

Annual Net Income -£4,317.50 Adjusted To

Net Return -4.22%

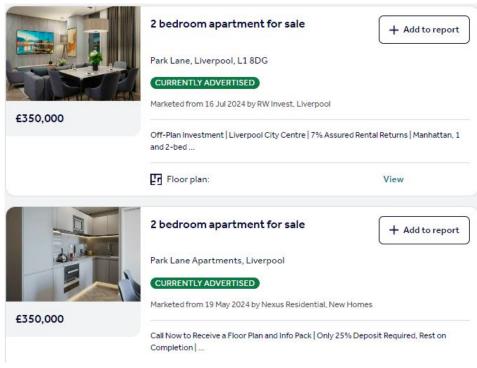
#### If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income -£7,492.50 Adjusted To -7.32%

#### 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 £350,000.00.



#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as  $\pm$ 1,000 based on the analysis carried out by our letting team at **Let Property Management**.

	2 bedroom flat	+ Add to report	
	Wapping Quay, North Quay Wapping Quay, L3		
£1,000 pcm	And the second s		
	🔗 Sold price history:	View	
	2 bedroom apartment	+ Add to report	
	East Quay, Liverpool L3		
	Marketed from 2 Mar 2021 to 29 Mar 2021 (27 da	ys) by Entwistle Green, Liverpool	
£1,000 pcm	****ZERO DEPOSIT AVAILABLE****   Close to L Available Soon	iverpool 1   Two bedrooms   Furnished	

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: N/A





Standard Tenancy Agreement In Place: **N/A** 



Payment history: N/A

Current term of tenancy: VACANT



Fully compliant tenancy: N/A

Fully compliant tenancy including EICR & Gas Safety in order

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.







#### North Quay, Liverpool, L3

209832807

# 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.

