

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Low Hill, Liverpool, L6 1AZ

211049320

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Low Hill, Liverpool, L6 1AZ

Get instant cash flow of **£730** per calendar month with a **5.7%** Gross Yield for investors.

**With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.**

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



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## Property Key Features

**Studio**

**1 bathroom**

**Modern Kitchen**

**Good Condition**

**Factor Fees: £110.00**

**Ground Rent: £105 per annum**

**Lease Length: 250**

**Current Rent: £730**

# Lounge





# Kitchen



# Bedroom



# Bathroom





# Exterior







Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 155,000.00

25% Deposit	£38,750.00
SDLT Charge	£4,650
Legal Fees	£1,000.00
Total Investment	£44,400.00

# Projected Investment Return



The monthly rent of this property is currently set at £730 per calendar month



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.



<b>Returns Based on Rental Income</b>	<b>£730</b>
Mortgage Payments on £116,250.00 @ 5%	<b>£484.38</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£110.00</b>
Ground Rent	<b>£8.75</b>
Letting Fees	<b>£73.00</b>
<b>Total Monthly Costs</b>	<b>£691.13</b>
<b>Monthly Net Income</b>	<b>£38.88</b>
<b>Annual Net Income</b>	<b>£466.50</b>
<b>Net Return</b>	<b>1.05%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£993.50**

Net Return **-2.24%**

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

Annual Net Income Adjusted To **-£1,753.50**

Net Return **-3.95%**



# 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 £180,000.



£180,000

## Property for sale

+ Add to report

Rocky Lane, Anfield, Liverpool, Merseyside, L6 4BA

CURRENTLY ADVERTISED

Marketed from 3 Oct 2024 by Pattinsons, Pattinsons Auction- National Auctioneer

Unique investment opportunity | Three one bedroom apartments | In the heart of Anfield | Sold wit...



£170,000

## Block of apartments for sale

+ Add to report

23-25 St. Ambrose Grove, Liverpool, Merseyside L4 2RL

NO LONGER ADVERTISED

Marketed from 21 Jun 2024 to 15 Jul 2024 (23 days) by Auction House, Fulwood

X5 Individual One Bedroom Apartments | Potential income of £2,250pcm (£27,000pa) | No Viewings Av...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

## Studio flat

+ Add to report

Low Hill, Liverpool, Merseyside, L6

CURRENTLY ADVERTISED

Marketed from 24 Sep 2024 by Kuavo Property Services Ltd, Liverpool

Inclusive of Bills | Studio Apartment | Open plan Living | Parking Space Included (Optional) | Co...



£802 pcm

## Studio flat

+ Add to report

Low Hill, Liverpool, Merseyside, L6

NO LONGER ADVERTISED

Marketed from 28 Jul 2024 to 4 Aug 2024 (6 days) by Legacie Management & Lettings, Liverpool

ALL BILLS INCLUDED , EXCEPT COUNCIL TAX & TV LICENSE | VERY LIMITED NUMBER OF STUDENT STUDIOS ...

# 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**



Current term of tenancy: **2 years+**



Standard Tenancy Agreement In Place: **Yes**



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



Fully compliant tenancy: **Yes**

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.





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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.



**LETPROPERTY**