

LET PROPERTY PACK

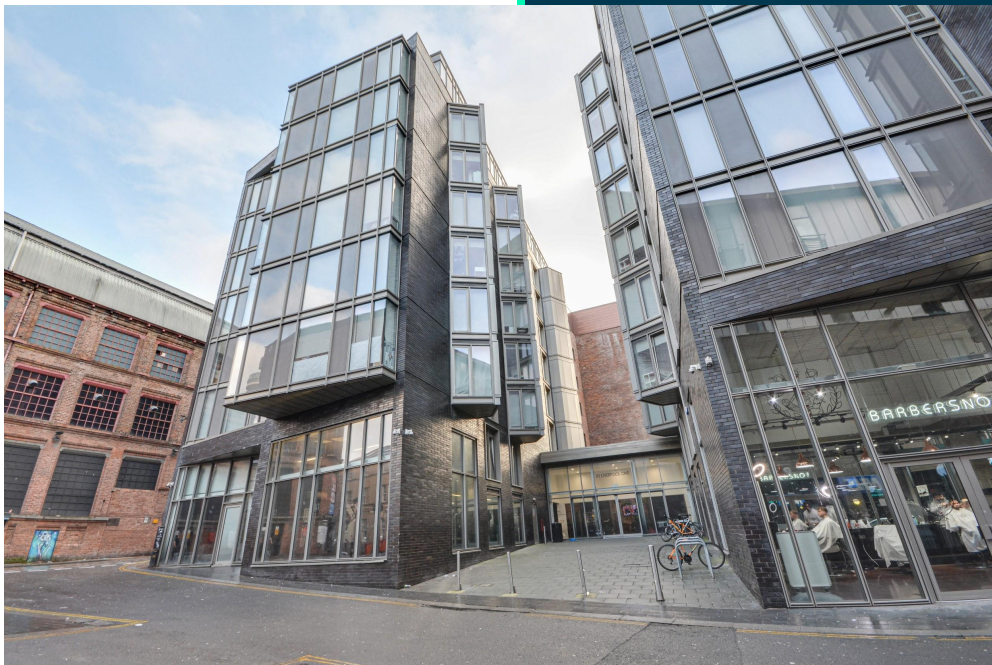
INVESTMENT INFORMATION

X1 Liverpool One, David
Lewis Street, Liverpool, L1

213097480

 www.letproperty.co.uk





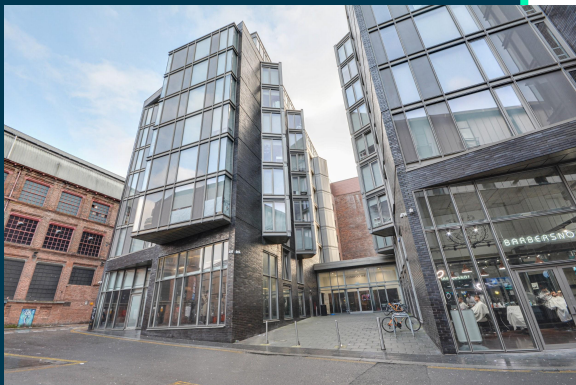
Property Description

Our latest listing is in X1 Liverpool One, David Lewis Street, Liverpool, L1

Get instant cash flow of **£3,681** per calendar month with a **11.8%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



X1 Liverpool One, David
Lewis Street, Liverpool, L1

213097480



Property Key Features

Portfolio of 5 Studio Flats

Three-Piece Bathroom

Modern Condition

Good Condition

Factor Fees: £957.75

Ground Rent: £104.17

Lease Length: 990 years

Current Rent: £3,681

Lounge



Kitchen



Bedrooms

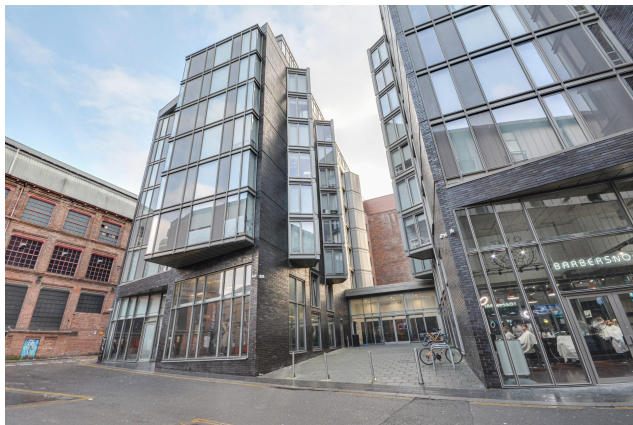


Bathroom



Exterior





Figures based on assumed purchase price of £373,000.00 and borrowing of £279,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 373,000

25% Deposit	£93,250.00
SDLT Charge	17340
Legal Fees	£1,000.00
Total Investment	£111,590.00

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	£3,681
Mortgage Payments on £279,750.00 @ 5%	£1,165.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£957.75
Ground Rent	£104.17
Letting Fees	£368.10
Total Monthly Costs	£2,610.65
Monthly Net Income	£1,070
Annual Net Income	£12,844
Net Return	11.51%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,482**
Adjusted To

Net Return **4.91%**

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

Annual Net Income **£8,499**
Adjusted To

Net Return **7.62%**

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 £70,000.



£70,000

Studio flat for sale

+ Add to report

David Lewis Street, Liverpool, Merseyside, L1

CURRENTLY ADVERTISED

Marketed from 23 Jul 2024 by Sutton Kersh, City Centre



£50,000

Studio flat for sale

+ Add to report

A Liverpool One, 1 David Lewis St., Liverpool, Merseyside, L1

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Jul 2024 to 2 Sep 2024 (47 days) by X1 Sales & Lettings, Salford

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

Studio flat

David Lewis Street, L1

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Sep 2024 to 18 Oct 2024 (24 days) by Entwistle Green, Liverpool

+ Add to report



£585 pcm

Studio flat

X1 LIVERPOOL ONE David Lewis Street, Liverpool, Merseyside, L1

NO LONGER ADVERTISED

LET AGREED






Marketed from 16 Nov 2021 to 23 Nov 2021 (7 days) by X1 Sales & Lettings, Salford

+ Add to report

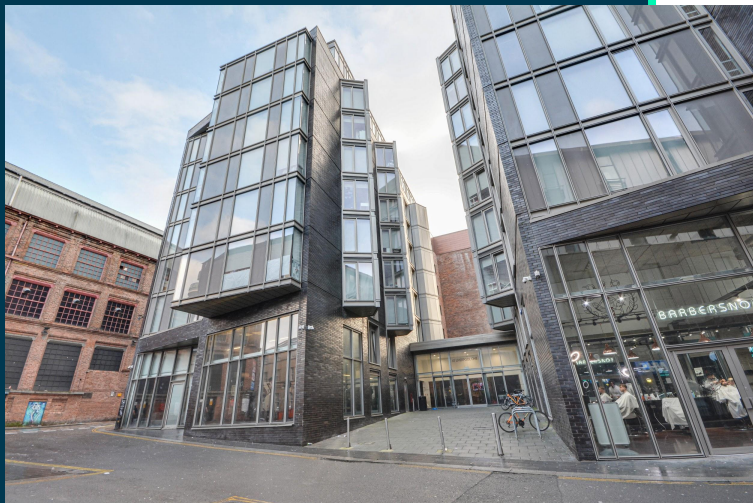
Current Tenant Profile



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: **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.



 www.letproperty.co.uk

X1 Liverpool One, David Lewis Street,
Liverpool, L1

213097480

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