

LET PROPERTY PACK

INVESTMENT INFORMATION

Kirkby, Liverpool, L32

211336173

 www.letproperty.co.uk





Property Description

Our latest listing is in Kirkby, Liverpool, L32

Get instant cash flow of **£750** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£865** which would provide the investor a Gross Yield of **6.4%** if the rent was increased to market rate.

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

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



Kirkby, Liverpool, L32

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Property Key Features

3. Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

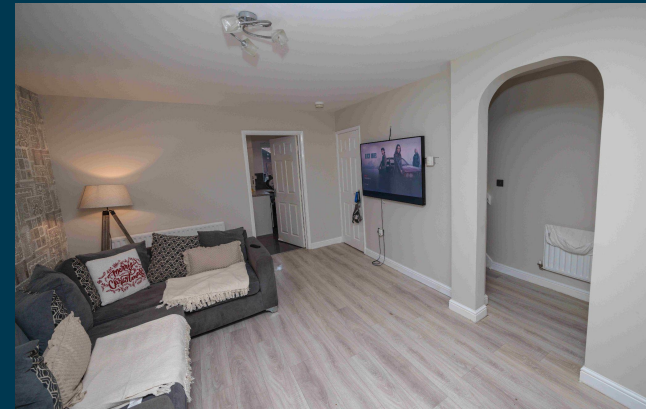
Ground Rent: freehold

Lease Length: freehold

Current Rent: £750

Market Rent: £865

Lounge



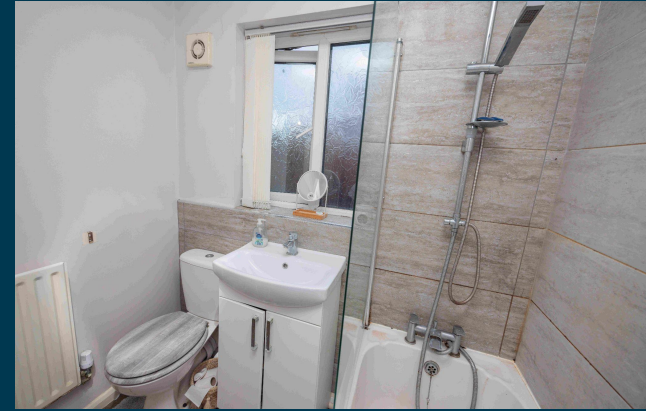
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 161,000.00

25% Deposit	£40,250.00
SDLT Charge	£4,830
Legal Fees	£1,000.00
Total Investment	£46,080.00

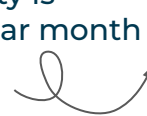
Projected Investment Return



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.



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is



£ 865

Returns Based on Rental Income	£750	£865
Mortgage Payments on £120,750.00 @ 5%	£503.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	freehold	
Letting Fees	£75.00	£86.50
Total Monthly Costs	£593.13	£604.63
Monthly Net Income	£156.88	£260.38
Annual Net Income	£1,882.50	£3,124.50
Net Return	4.09%	6.78%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,394.50**
Adjusted To

Net Return **3.03%**

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

Annual Net Income **£709.50**
Adjusted To

Net Return **1.54%**

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 £159,950.



£159,950

4 bedroom detached house for sale

+ Add to report

Harron Close, Westvale

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 23 Sep 2021 to 14 Dec 2021 (82 days) by Greenbank Property Services, Kirkby



£149,950

3 bedroom town house for sale

+ Add to report

Harron Close, Kirkby

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 17 Feb 2023 to 24 Aug 2023 (187 days) by Greenbank Property Services, Kirkby

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

3 bedroom semi-detached house

+ Add to report

Middleham Close, Liverpool, L32

NO LONGER ADVERTISED

Marketed from 18 Sep 2024 to 1 Oct 2024 (13 days) by OpenRent, London



£950 pcm

3 bedroom semi-detached house

+ Add to report

Newick Park, Westvale, Kirkby

NO LONGER ADVERTISED

Marketed from 12 Jun 2024 to 15 Jul 2024 (32 days) by Grosvenor Waterford Estate Agents, Aintree

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.

