

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hawthorne Drive,  
Liverpool, L33

214605481

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





## Property Description

Our latest listing is in Hawthorne Drive, Liverpool, L33

Get instant cash flow of **£850** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£1,001** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

**This property 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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Liverpool, L33

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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Well-Maintained Property**

**Factor Fees: £60.00 PM**

**Ground Rent: £10.00 PM**

**Lease Length: 106 years**

**Current Rent: £850**

**Market Rent: £1,001**



# Lounge



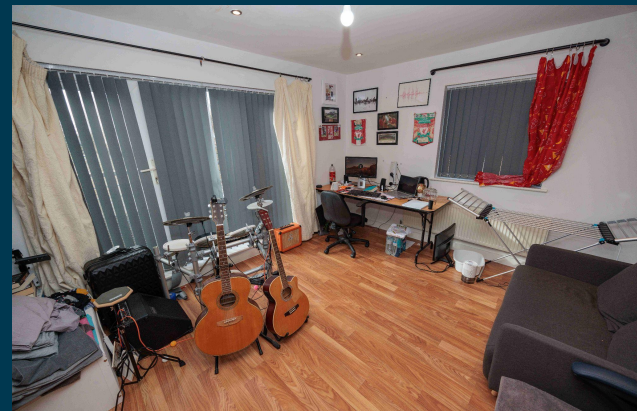
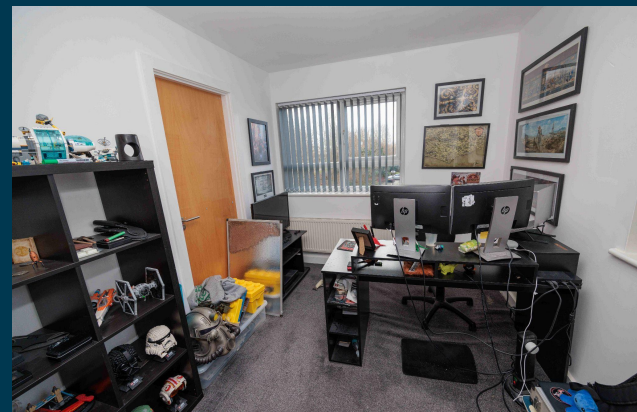


# Kitchen





# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £133,000.00 and borrowing of £99,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 133,000.00

25% Deposit	£33,250.00
SDLT Charge	£6,810
Legal Fees	£1,000.00
Total Investment	£41,060.00



# Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 1,001



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	£850	£1,001
Mortgage Payments on £99,750.00 @ 5%	£415.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£60.00	
Ground Rent	£10.00	
Letting Fees	£85.00	£100.10
Total Monthly Costs	£585.63	£600.73
Monthly Net Income	£264.38	£400.28
Annual Net Income	£3,172.50	£4,803.30
Net Return	7.73%	11.70%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,801.30**  
Adjusted To

Net Return                      **6.82%**

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

Annual Net Income      **£2,928.30**  
Adjusted To

Net Return                      **7.13%**

# 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 £155,000.



£155,000

## 4 bedroom semi-detached house for sale

+ Add to report

Wingate Road, Kirkby

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Jun 2024 to 31 Aug 2024 (72 days) by Doran Kennedy, Kirkby



£140,000

## 3 bedroom town house for sale

+ Add to report

Sycamore Drive, Liverpool, L33

CURRENTLY ADVERTISED

Marketed from 4 Dec 2024 by FREYJA NORTH LIMITED, Liverpool

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

## 3 bedroom semi-detached house

Riverdale Road, Kirkby

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jul 2024 to 15 Jul 2024 (10 days) by Simple Life, Simple Life

+ Add to report



£1,125 pcm

## 3 bedroom semi-detached house

Highfield Place, Liverpool, L33

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jun 2024 to 9 Jul 2024 (14 days) by Simple Life, Simple Life

+ 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**



Current term of tenancy: **5 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**