

LET PROPERTY PACK

INVESTMENT INFORMATION

Clocktower Drive, Liverpool, L9 1AG

197371065











Property Description

Our latest listing is in Clocktower Drive, Liverpool, L9 1AG

Get instant cash flow of £1,000 per calendar month with a 6.3% Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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









3 bedroom

3 bathroom

Spacious Kitchen

Garden Grounds

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,000

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Lounge









Kitchen









Bedrooms









Bathroom









Exterior









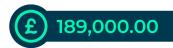
Initial Outlay





Figures based on assumed purchase price of £189,000 and borrowing of £141,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£47,250.00**

SDLT Charge £5,670

Legal Fees £1,000.00

Total Investment £53,920.00

Projected Investment Return





The monthly rent of this property is currently set at £1,000 per calendar month.

Returns Based on Rental Income	£1,000
Mortgage Payments on £141,750.00 @ 5%	£590.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£100.00
Total Monthly Costs	£705.63
Monthly Net Income	£294.38
Annual Net Income	£3,532.50
Net Return	6.55%

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.

Return Stress Test Analysis Report





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

Annual Net Income

-£7,267.50

Adjusted To

Net Return

-13.48%

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

Annual Net Income

-£10,102.50

Adjusted To

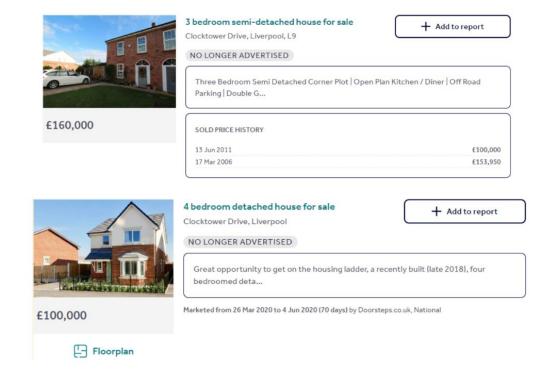
Net Return

-18.74%

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 £160,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at Let Property Management.



£895 pcm

2 bedroom apartment

Park Mill Court, Leeds, West Yorkshire, LS27

NO LONGER ADVERTISED LET AGREED

MODERN OPEN PLAN KITCHEN/LIVING AREA | EXPOSED MODEN BRICK WORK | 2 DOUBLE BEDROOMS | 1 LARGE BAT...

Marketed from 5 Jun 2023 to 30 Jun 2023 (24 days) by LET'S GO LEEDS LTD, Leeds



£900 pcm

2 bedroom flat

Albert Road, Morley, LS27

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1861220

Marketed from 11 Oct 2023 to 16 Oct 2023 (5 days) by OpenRent, London

+ Add to report

+ 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



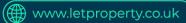
Fully compliant tenancy: YES

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.







Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

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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.