

LET PROPERTY PACK

INVESTMENT INFORMATION

Clocktower Drive,
Liverpool, L9 1AG

197371065

 www.letproperty.co.uk





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...



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Property Key Features

3 bedroom

3 bathroom

Spacious Kitchen

Garden Grounds

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,000

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

£ 189,000.00

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.



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	£1,000
Mortgage Payments on £141,750.00 @ 5%	£590.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
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%

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.



£160,000

3 bedroom semi-detached house for sale

Clocktower Drive, Liverpool, L9

+ Add to report

NO LONGER ADVERTISED

Three Bedroom Semi Detached Corner Plot | Open Plan Kitchen / Diner | Off Road Parking | Double G...

SOLD PRICE HISTORY

13 Jun 2011	£100,000
17 Mar 2006	£153,950



£100,000

4 bedroom detached house for sale

Clocktower Drive, Liverpool

+ Add to report

NO LONGER ADVERTISED

Great opportunity to get on the housing ladder, a recently built (late 2018), four bedroome...

Marketed from 26 Mar 2020 to 4 Jun 2020 (70 days) by Doorsteps.co.uk, National



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

+ Add to report

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

+ Add to report

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

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.



www.letproperty.co.uk

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PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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.



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