

LET PROPERTY PACK

INVESTMENT INFORMATION

Falkner Street, Liverpool,
L8

206137612

 www.letproperty.co.uk





Property Description

Our latest listing is in Falkner Street, Liverpool, L8

Get instant cash flow of **£2,075** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£2,100** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

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...



Falkner Street, Liverpool,
L8

206137612



Property Key Features

3 Bedrooms

3 Bathrooms

Portfolio of 3 Flats

Modern Kitchen and Bathroom

Factor Fees: £88.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,075

Market Rent: £2,100

Lounge and Bedroom



Kitchen



Bathroom



Exterior





Figures based on assumed purchase price of £300,000.00 and borrowing of £225,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 300,000

25% Deposit	£75,000.00
SDLT Charge	11500
Legal Fees	£1,000.00
Total Investment	£87,500.00

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 £2,075 per calendar month but the potential market rent is

£ 2,100

Returns Based on Rental Income	£2,075	£2,100
Mortgage Payments on £225,000.00 @ 5%	£937.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£88.00	
Ground Rent	Freehold	
Letting Fees	£207.50	£210.00
Total Monthly Costs	£1,248.00	£1,250.50
Monthly Net Income	£827	£850
Annual Net Income	£9,924	£10,194
Net Return	11.34%	11.65%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,994**
Adjusted To

Net Return **6.85%**

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

Annual Net Income **£5,694**
Adjusted To

Net Return **6.51%**

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 £100,000.



£100,000

Studio flat for sale

Falkner Street, Liverpool, L8

+ Add to report

NO LONGER ADVERTISED

Fantastic investment opportunity | Completed development | Studio apartment | First floor | Falkn...

Marketed from 22 Oct 2020 to 22 Oct 2020 by nu:move Group, Nationwide



£70,000

Studio apartment for sale

Apartment - Falkner Street, Liverpool

+ Add to report

NO LONGER ADVERTISED

TO BE SOLD BY ONLINE AUCTION ON 14TH FEBRUARY | OPEN TO PRE AUCTION OFFERS | TENANTED INVESTMENT ...

Marketed from 24 Jan 2024 to 8 Feb 2024 (15 days) by Edward Mellor Ltd, Auction

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

Studio flat

Falkner Place, 68 Falkner Street, L8

+ Add to report

NO LONGER ADVERTISED

Falkner Place | One bedroom apartment | 3rd floor | 5 minute walk to UoL campus | WiFi included |...

Marketed from 23 Nov 2021 to 10 Jan 2022 (48 days) by X1 Sales and Lettings, Liverpool



£675 pcm

Studio apartment

Falkner Street, Liverpool, Merseyside, L8

+ Add to report

NO LONGER ADVERTISED






Peter anthony are pleased to bring to the market TO LET this beautiful studio apartment in L8 are...

Marketed from 21 Feb 2024 to 6 Jun 2024 (106 days) by Peter Anthony, Liverpool

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: **6 months**
-  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.



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