

LET PROPERTY PACK

INVESTMENT INFORMATION

North John Street,
Liverpool, Merseyside, L2

209123639

 www.letproperty.co.uk





Property Description

Our latest listing is in North John Street, Liverpool, Merseyside, L2

This property has a potential to rent for **£840** which would provide the investor a Gross Yield of **6.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



North John Street,
Liverpool, Merseyside, L2

209123639



Property Key Features

2 bedroom

1 bathroom

Ensuite

Friendly Neighbourhood

Factor Fees: £0.00

Ground Rent: £100.00

Lease Length: 88

Market Rent: £840

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.



Returns Based on Rental Income	£840
Mortgage Payments on £120,750.00 @ 5%	£503.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£100.00
Letting Fees	£84.00
Total Monthly Costs	£702.13
Monthly Net Income	£137.88
Annual Net Income	£1,654.50
Net Return	3.59%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£25.50**
Adjusted To

Net Return **-0.06%**

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

Annual Net Income **£439.50**
Adjusted To

Net Return **0.95%**

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 £145,000.



£145,000

2 bedroom apartment for sale

Harrington Chambers, 26 North John Street, Liverpool, Merseyside, L2

+ Add to report

NO LONGER ADVERTISED SOLD STC

2 Bedrooms | Spacious Living Room | Modern Fitted Kitchen | Bathroom

Marketed from 16 Oct 2020 to 14 May 2021 (210 days) by Reeds Rains, Liverpool



£129,500

2 bedroom flat for sale

North John Street, Liverpool

+ Add to report

NO LONGER ADVERTISED

No summary available.

Marketed from 22 Jul 2022 to 28 Oct 2022 (98 days) by JD Estates, Liverpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom flat

Harrington Chambers, Liverpool, L2

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 2127415

Marketed from 20 Jun 2024 to 4 Jul 2024 (14 days) by OpenRent, London



£1,050 pcm

2 bedroom apartment

Harrington Chambers North John Street L2

+ Add to report

NO LONGER ADVERTISED

Well Presented Two Bedroom Apartment | Furnished to a Good Standard | Located within the Heart of...

Marketed from 18 Apr 2024 to 22 Apr 2024 (4 days) by Sutton Kersh Lettings, City Centre

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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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

North John Street, Liverpool, Merseyside,
L2

209123639

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