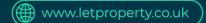


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Colebrooke Road, Liverpool, L17 7BY

208490318











### **Property Description**

Our latest listing is in Colebrooke Road, Liverpool, L17 7BY

This property has a potential to rent for £1,600 which would provide the investor a Gross Yield of 5.6% 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...







Colebrooke Road, Liverpool, L17 7BY



## Property Key Features

5 Bedrooms

2 Bathrooms

**Spacious Rooms** 

**Fantastic Rental Returns** 

**Factor Fees: TBC** 

**Ground Rent: TBC** 

Lease Length: Freehold

Market Rent: £1,600

208490318

## Lounge









# Kitchen





## Bedrooms









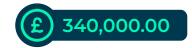
## **Initial Outlay**





Figures based on assumed purchase price of £340,000.00 and borrowing of £255,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£85,000.00** 

SDLT Charge £14,700

Legal Fees £1,000.00

Total Investment £100,700.00

#### **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 potential market rent for this property is



Returns Based on Rental Income	£1,600
Mortgage Payments on £255,000.00 @ 5%	£1,062.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	ТВС
Letting Fees	£160.00
Total Monthly Costs	£1,237.50
Monthly Net Income	£362.50
Annual Net Income	£4,350.00
Net Return	<b>4.32</b> %

## Return Stress Test Analysis Report





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

Annual Net Income

£1,150.00

Adjusted To

Net Return

1.14%

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

Annual Net Income

-£750.00

Adjusted To

Net Return

**-0.74**%

### 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 £350,000.



5 bedroom terraced house for sale

Colebrooke Road, Liverpool, L17

CURRENTLY ADVERTISED

SOLD STC

Sought after location | Open plan Kitchen/diner | Five double bedrooms | Downstairs WC | Overlook...

£350,000

SOLD PRICE HISTORY



2 bedroom flat for sale

Alexandra Drive, Liverpool

NO LONGER ADVERTISED

Freehold | Off Road Parking | Communal Garden & Stones Throw From Sefton Park | High Level Of Spe...

£350,000

Marketed from 10 Jan 2023 to 21 Jul 2023 (191 days) by Quicklister, Nationwide

+ Add to report

+ Add to report

### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,900 based on the analysis carried out by our letting team at Let Property Management.



4 bedroom terraced house

Colebrooke Road, L17

NO LONGER ADVERTISED

Available Now | Available With Zero Deposits | Four Bedrooms | En-Suite Bathrooms | Spacious Tw...

£1,900 pcm

SOLD PRICE HISTORY



£1,450 pcm

4 bedroom terraced house

Colebrooke Road, Liverpool

NO LONGER ADVERTISED

FOUR BEDROOM PROPERTY | MID TERRACE | TWO LARGE DOUBLE BEDROOMS | GENEROUS SIZED LOUNGE | FRESH M...

SOLD PRICE HISTORY

+ 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: Moved in within the last 2 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?

Call us on **0141 478 0985** 



Colebrooke Road, Liverpool, L17 7BY



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.