

LET PROPERTY PACK

INVESTMENT INFORMATION

Kaber Court, Liverpool, L8

210876601

 www.letproperty.co.uk





Property Description

Our latest listing is in Kaber Court, Liverpool, L8

Get instant cash flow of **£750** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **6.7%** 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...



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Property Key Features

2 Bedrooms

1 Bathroom

Modern Kitchen

Balcony

Factor Fees: £230.00

Ground Rent: £100.00

Lease Length: 900 years

Current Rent: £750

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 180,000

25% Deposit	£45,000.00
SDLT Charge	5400
Legal Fees	£1,000.00
Total Investment	£51,400.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£1,000

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	£750	£1,000
Mortgage Payments on £135,000.00 @ 5%	£562.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£100.00	
Letting Fees	£75.00	£100.00
Total Monthly Costs	£752.50	£777.50
Monthly Net Income	-£3	£223
Annual Net Income	-£30	£2,670
Net Return	-0.06%	5.19%

Return **Stress Test** Analysis Report



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

Annual Net Income **£670**
Adjusted To

Net Return **1.30%**

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

Annual Net Income **£1,170**
Adjusted To

Net Return **2.28%**

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 £195,000.



2 bedroom semi-detached house for sale

+ Add to report

Grafton Street, Liverpool, L8

NO LONGER ADVERTISED SOLD STC

Marketed from 16 Dec 2022 to 27 Apr 2023 (132 days) by Strike, Liverpool



2 bedroom terraced house for sale

+ Add to report

Corn Street, Dingle, Liverpool, L8

NO LONGER ADVERTISED SOLD STC

Marketed from 14 Aug 2023 to 20 Dec 2023 (128 days) by Venmore, Liverpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

2 bedroom apartment

+ Add to report

Princeton Place, Liverpool, Merseyside, L8

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jun 2022 to 4 Jul 2022 (10 days) by Urban Sleep, Liverpool



£725 pcm

2 bedroom apartment

+ Add to report

Kaber Court, Liverpool, Merseyside, L8

NO LONGER ADVERTISED






LET AGREED

Marketed from 30 May 2022 to 23 Jun 2023 (388 days) by Michele Webb Property Management, 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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **4 years+**
-  Payment history: **On time for length of tenancy**

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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