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LET PROPERTY PACK

INVESTMENT INFORMATION

Lowbridge Court, Garston, Liverpool, L19

212635886

() www.letproperty.co.uk



Property Description

Our latest listing is in Lowbridge Court, Garston, Liverpool, L19

Get instant cash flow of £800 per calendar month with a 7.3% Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **7.7%** 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...







Lowbridge Court, Garston, Liverpool, L19

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2 Bedrooms Fa 2 Bathrooms Gr Spacious Lounge and Kitchen Le

Property Key Features

Modern and Good Condition

Factor Fees: £225.00 Ground Rent: TBC Lease Length: TBC Current Rent: £800 Market Rent: £850







Kitchen





Bedrooms





Bathroom





Exterior





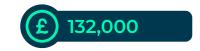
Initial Outlay



Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.



ASSUMED PURCHASE PRICE



25% Deposit	£33,000.00
SDLT Charge	3960
Legal Fees	£1,000.00
Total Investment	£37,960.00

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 £800 per calendar month but the potential market rent is \bigcirc



Returns Based on Rental Income	£800	£850	
Mortgage Payments on £99,000.00 @ 5%	£412.50		
Est. Building Cover (Insurance)	£15.00		
Approx. Factor Fees	£225.00		
Ground Rent	твс		
Letting Fees	£80.00	£85.00	
Total Monthly Costs	£732.50	£737.50	
Monthly Net Income	<mark>£68</mark>	£113	
Annual Net Income	£810	£1,350	
Net Return	<mark>2.13%</mark>	3.56%	



Return Stress Test Analysis Report





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

Annual Net Income -£350 Adjusted To

Net Return -0.92%

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

Annual Net Income -£630 Adjusted To

Net Return

-1.66%

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 £140,000.



£140,000







2 bedroom flat for sale

Lowbridge Court, Liverpool, L19

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 May 2023 to 12 Dec 2023 (207 days) by Purplebricks, covering Liverpool

+ Add to report

+ Add to report

£100,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



Garston, Liverpool, L19

CURRENTLY ADVERTISED

Marketed from 6 Nov 2024 by OpenRent, London

+	Add	to	rep	ort



2 bedroom flat

Lowbridge Court, Garston, Liverpool, L19 2JP

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Aug 2024 to 19 Sep 2024 (41 days) by Sellect Homes, Liverpool





£850 pcm



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

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.



Payment history: On time for length of tenancy

Current term of tenancy: 2 years+





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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.

Interested in this property investment?

Call us on 0141 478 0985

