

LET PROPERTY PACK

INVESTMENT INFORMATION

Tabley Street , Liverpool, L1

211428401











Property Description

Our latest listing is in Tabley Street , Liverpool, 11

Get instant cash flow of £600 per calendar month with a 7.8% Gross Yield for investors.

This property has a potential to rent for £673 which would provide the investor a Gross Yield of 8.8% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...







Tabley Street , Liverpool, L1



1 Bedroom

1 Bathroom

Three Piece Bathroom

Well-Maintained Property

Factor Fees: £93.00 PM

Ground Rent: £17.00 PM

Lease Length: 132 years

Current Rent: £600

Market Rent: £673

Lounge





Kitchen







Bedrooms









Exterior









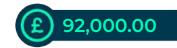
Initial Outlay





Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£23,000.00**

SDLT Charge £4,600

Legal Fees £1,000.00

Total Investment £28,600.00

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 £600 per calendar month but the potential market rent is



Returns Based on Rental Income	£600	£673
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£93.00	
Ground Rent	£17.00	
Letting Fees	£60.00	£67.30
Total Monthly Costs	£472.50	£479.80
Monthly Net Income	£127.50	£193.20
Annual Net Income	£1,530.00	£2,318.40
Net Return	5.35%	8.11%

Return Stress Test Analysis Report





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

Annual Net Income

£972.40

Adjusted To

Net Return

3.40%

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

Annual Net Income

£1,142.40

Adjusted To

Net Return

3.99%

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 £98,000.



£98,000

£95,000

1 bedroom flat for sale

+ Add to report

Lydia Ann Street, Liverpool, Merseyside, L1

CURRENTLY ADVERTISED

Marketed from 28 May 2024 by Let Property Sales & Management, Glasgow



1 bedroom flat for sale

+ Add to report

Lydia Ann Street, Liverpool, Merseyside, L1

NO LONGER ADVERTISED

Marketed from 25 Jul 2024 to 19 Aug 2024 (25 days) by Venmore, Auction Department

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom flat

+ Add to report

32 Tabley Street, , Liverpool , L1 8DW

NO LONGER ADVERTISED

Marketed from 27 Aug 2024 to 28 Aug 2024 by Hunters, Liverpool

£795 pcm



1 bedroom apartment

+ Add to report

Kings Dock Mill Liverpool L1

NO LONGER ADVERTISED

Marketed from 3 Jul 2024 to 8 Jul 2024 (5 days) by Grainger, North

£780 pcm

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**



Tabley Street , Liverpool, L1



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.