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LET PROPERTY PACK

INVESTMENT INFORMATION

St. Annes Court, St. Anne Street, Liverpool, L3 3JP

216142697

(www.letproperty.co.uk





Property Description

Our latest listing is in St. Annes Court, St. Anne Street, Liverpool, L3 3JP

Get instant cash flow of £700 per calendar month with a 7.3% Gross Yield for investors.

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...

LETPR®PERTY





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Property Key Features

1 Bedroom

1 Bathroom

Good Condition

The property also includes a versatile half-bedroom, suitable for a home office or nursery.

Residents parking

Communal front garden

Easy Access to Local Amenities

Factor Fees: £85 pm Ground Rent: Freehold Lease Length: Freehold Current Rent: £700







Kitchen





Bedrooms





Bathroom











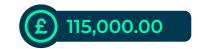
Initial Outlay





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month



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	£700
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£85.00
Ground Rent	Freehold
Letting Fees	£70.00
Total Monthly Costs	£529.38
Monthly Net Income	£170.63
Annual Net Income	<mark>£2,047.50</mark>
Net Return	5.77%

Return Stress Test Analysis Report





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

Annual Net Income **£647.50** Adjusted To

Net Return 1.82%

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

Annual Net Income **£322.50** Adjusted To

Net Return 0.91%

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 £120,000.

	1 bedroom flat for sale	+ Add to report
	Great Homer Street, Liverpool, L5	
A DEVICE BE A A A O H	CURRENTLY ADVERTISED Marketed from 22 Nov 2023 by Yopa, North West & Midlands	
£120,000	Excellent views Modern Close to amenities Desirable Location	
	1 bedroom apartment for sale	+ Add to report
	Liverpool, Liverpool, L3	
	NO LONGER ADVERTISED SOLD STC	
£119,950	Marketed from 1 Mar 2024 to 7 Nov 2024 (251 days) by Redwing, Liverpool	
	We are delighted to offer for sale this spacious one-bedroom apartment. Positi	oned opposite St Ge

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.

la	1 bedroom apartment + Add to report
	College Street South, Liverpool
Sales Harrison	NO LONGER ADVERTISED LET AGREED
6725 nom	Marketed from 25 Apr 2024 to 31 May 2024 (36 days) by RE/MAX Property Hub, Wolverhampton
£725 pcm	GATED PARKING PRIVATE COURTYARD UNFURNISHED ONE BEDROOM GREAT LOCATION AVAILABLE FROM 3
	1 bedroom apartment + Add to report
	1 bedroom apartment + Add to report Riding Street, Liverpool, Merseyside, L3
£715 pcm	Riding Street, Liverpool, Merseyside, L3



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: **Moved in**

within the last 2 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.





www.letproperty.co.uk

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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.

