

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...



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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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 115,000.00

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	£2,047.50
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.



£120,000

1 bedroom flat for sale

+ Add to report

Great Homer Street, Liverpool, L5

CURRENTLY ADVERTISED

Marketed from 22 Nov 2023 by Yopa, North West & Midlands

Excellent views | Modern | Close to amenities | Desirable Location



£119,950

1 bedroom apartment for sale

+ Add to report

Liverpool, Liverpool, L3

NO LONGER ADVERTISED

SOLD STC

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. Positioned 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**.



£725 pcm

1 bedroom apartment

+ Add to report

College Street South, Liverpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Apr 2024 to 31 May 2024 (36 days) by RE/MAX Property Hub, Wolverhampton

GATED PARKING | PRIVATE COURTYARD | UNFURNISHED | ONE BEDROOM | GREAT LOCATION | AVAILABLE FROM 3...



£715 pcm

1 bedroom apartment

+ Add to report

Riding Street, Liverpool, Merseyside, L3

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Sep 2024 to 5 Nov 2024 (46 days) by JD Estates, Liverpool

furnished | central location | elevator in the building

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: **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.



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L3 3JP

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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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