

LET PROPERTY PACK

INVESTMENT INFORMATION

Stowell Street, Liverpool, L7 7DL

217043251











Property Description

Our latest listing is in Stowell Street, Liverpool, L7 7DL

Get instant cash flow of £1,000 per calendar month with a 7.1% Gross Yield for investors.

This property has a potential to rent for £1,070 which would provide the investor a Gross Yield of 7.6% if the rent was increased to market rate.

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...







Stowell Street, Liverpool, L7 7DL

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2 Bedrooms

1 Bathroom

Resident on-street parking for up to two tenants

Ideally situated close to the city centre

Ideal for Working Professionals

In close proximity to St. Nicholas Catholic Academy, LIPA School, and Windsor House Factor Fees: £250 pm

Ground Rent: £12.50 pm

Lease Length: 130 years

Current Rent: £1,000

Market Rent: £1,070

Lounge







Kitchen





Bedrooms







Bathroom





Exterior





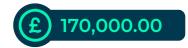
Initial Outlay





Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£42,500.00**

SDLT Charge £9,400

Legal Fees £1,000.00

Total Investment £52,900.00

Projected Investment Return



The monthly rent of this property is currently set at £1,000 per calendar month but the potential market rent is





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	£1,000	£1,070
Mortgage Payments on £127,500.00 @ 5%	£531.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£250.00	
Ground Rent	£12.50	
Letting Fees	£100.00	£107.00
Total Monthly Costs	£908.75	£915.75
Monthly Net Income	£91.25	£154.25
Annual Net Income	£1,095.00	£1,851.00
Net Return	2.07%	3.50%

Return Stress Test Analysis Report





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

Annual Net Income

-£289.00

Adjusted To

Net Return

-0.55%

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

Annual Net Income

-£549.00

Adjusted To

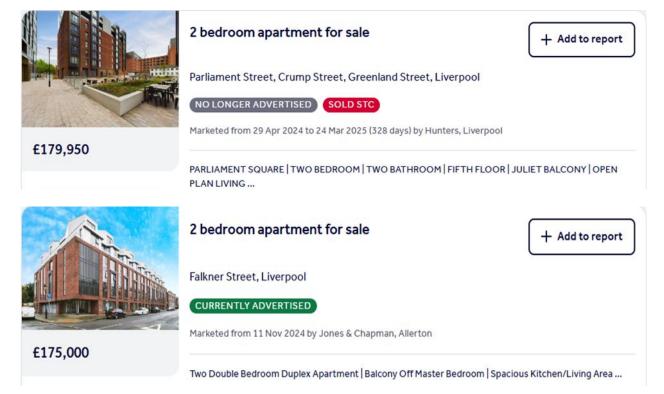
Net Return

-1.04%

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 £179,950.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,195 based on the analysis carried out by our letting team at **Let Property Management**.





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**



Stowell Street, Liverpool, L7 7DL



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.