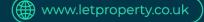


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Low Hill, Liverpool, L6

217626948











## **Property Description**

Our latest listing is in Low Hill, Liverpool, L6

Get instant cash flow of £477 per calendar month with a 6.8% Gross Yield for investors.

This property has a potential to rent for £700 which would provide the investor a Gross Yield of 10.0% 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...







Low Hill, Liverpool, L6



# **Property Key Features**

**Studio Flat** 

**Ensuite** 

**Spacious Kitchen** 

**Good Condition** 

Factor Fees: £54 pm

Ground Rent: £5.41 pm

Lease Length: 247 years

**Current Rent: £477** 

Market Rent: £700

# Lounge





## Kitchen





# Bedrooms





# **Bathroom**





## **Exterior**









## **Initial Outlay**





Figures based on assumed purchase price of £84,000.00 and borrowing of £63,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£21,000.00** 

SDLT Charge £4,200

Legal Fees £1,000.00

Total Investment £26,200.00

### **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 £477 per calendar month but the potential market rent is

£	700

Returns Based on Rental Income	£477	£700
Mortgage Payments on £63,000.00 @ 5%	£262.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£54.00	
Ground Rent	£5.41	
Letting Fees	£47.70	£70.00
Total Monthly Costs	£384.61	£406.91
Monthly Net Income	£92.39	£293.09
Annual Net Income	£1,108.68	£3,517.08
Net Return	4.23%	13.42%

## Return Stress Test Analysis Report





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

Annual Net Income

£2,117.08

**Adjusted To** 

Net Return

8.08%

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

Annual Net Income

£2,322.00

Adjusted To

Net Return

8.86%

## 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 apartment for sale

+ Add to

Element The Quarter, Liverpool

NO LONGER ADVERTISED

Marketed from 7 Mar 2025 to 29 Mar 2025 (21 days) by RW Invest, Manchester

£120,000



£120,000

1 bedroom apartment for sale

+ Add to

Element The Quarter, Liverpool

NO LONGER ADVERTISED

Marketed from 9 Jan 2025 to 24 Jan 2025 (15 days) by RW Invest, Manchester

## 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.



£850 pcm



#### 1 bedroom flat

+ Add to report

Derby Court, 145 Farnworth Street, Kensington, Liverpool, L6

#### NO LONGER ADVERTISED

Marketed from 22 Aug 2024 to 31 Aug 2024 (9 days) by QUBE Residential, Liverpool



£775 pcm

#### 1 bedroom apartment

+ Add to report

The Element, Low Hill, L6

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Nov 2024 to 21 Nov 2024 (16 days) by Leaders Lettings, Covering Liverpool

#### **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: 5 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** 



Low Hill, Liverpool, L6



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.