

LET PROPERTY PACK

INVESTMENT INFORMATION

Low Hill, Liverpool, L6

216928169

 www.letproperty.co.uk





Property Description

Our latest listing is in Low Hill, Liverpool, L6

Get instant cash flow of **£650** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Low Hill, Liverpool, L6

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Property Key Features

Studio Flat

1 Bathroom

Modern Kitchen with Dining Area

Communal Rear Garden

Factor Fees: £142.00 PM

Ground Rent: TBC

Lease Length: 249 years

Current Rent: £650

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit	£27,500.00
SDLT Charge	£5,500
Legal Fees	£1,000.00
Total Investment	£34,000.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 950



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£650	£950
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£142.00	
Ground Rent	TBC	
Letting Fees	£65.00	£95.00
Total Monthly Costs	£565.75	£595.75
Monthly Net Income	£84.25	£354.25
Annual Net Income	£1,011.00	£4,251.00
Net Return	2.97%	12.50%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,351.00**
Adjusted To

Net Return **6.91%**

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

Annual Net Income **£2,601.00**
Adjusted To

Net Return **7.65%**

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 £150,000.



£150,000

Studio flat for sale

+ Add to report

Bevington Bush, Liverpool, Merseyside

NO LONGER ADVERTISED

Marketed from 29 Jan 2025 to 31 May 2025 (122 days) by Leaders Sales, Warrington

No Chain | Buy to let opportunity | £700 per month rental income | £8,400 per annum rental return...



£145,000

Studio flat for sale

+ Add to report

Cornhill, Liverpool, Merseyside, L1

CURRENTLY ADVERTISED

Marketed from 27 Jun 2022 by Sutton Kersh, City Centre

Third Floor Studio Apartment | Open Plan Lounge/Kitchen | Double Glazed Windows | Under Floor Ele...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

Studio flat

Low Hill, Liverpool, L6

NO LONGER ADVERTISED

Marketed from 30 Aug 2024 to 9 Sep 2024 (10 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2196066

+ Add to report



£1,062 pcm

Studio flat

LIVERPOOL | STUDENT | SEPTEMBER

NO LONGER ADVERTISED

Marketed from 27 Jun 2025 to 16 Jul 2025 (19 days) by Skylets, Newcastle upon Tyne

Gym | Study Area | Rooftop Terrace | Festival Zone | Cinema | Sky Lounge | Laundry Room | Bike St...

+ Add to report

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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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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