

LET PROPERTY PACK

INVESTMENT INFORMATION

Low Hill, Liverpool, L6

216928169











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



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

216928169

Lounge





Kitchen





Bedrooms





Bathroom





Exterior







Initial Outlay





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



25% Deposit **£27,500.00**

SDLT Charge £5,500

Legal Fees £1,000.00

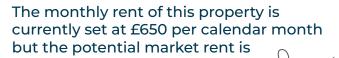
Total Investment £34,000.00

Projected Investment Return





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	ТВС	
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



+ Add to report

+ Add to 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

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

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**.





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**



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.