

LET PROPERTY PACK

INVESTMENT INFORMATION

Stanhope Street, Liverpool, L8

220222306

 www.letproperty.co.uk





Property Description

Our latest listing is in Stanhope Street, Liverpool, L8

Get instant cash flow of **£1,000** per calendar month with a **9.5%** Gross Yield for investors.

This property has a potential to rent for **£1,084** which would provide the investor a Gross Yield of **10.3%** 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...



Stanhope Street,
Liverpool, L8

220222306



Property Key Features

2 Bedroom

1 Bathroom

Open-Plan Lounge and Dining

Well-Fitted Kitchen

Factor Fees: £453.58

Ground Rent: £20.84

Lease Length: 988 years

Current Rent: £1,000

Market Rent: £1,084

Lounge



Kitchen



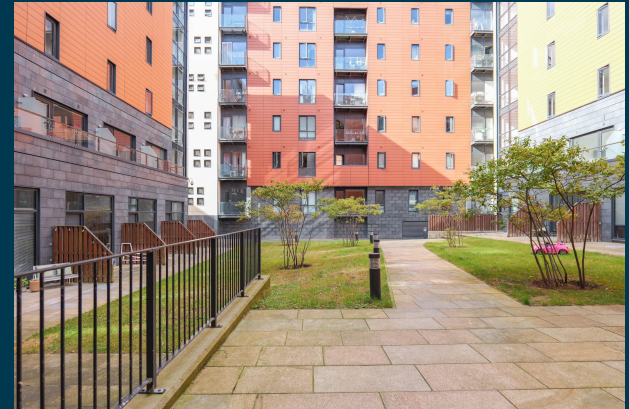
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit	£31,500.00
SDLT Charge	£6,320
Legal Fees	£1,000.00
Total Investment	£38,820.00

Projected Investment Return



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

£ 1,084

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



Returns Based on Rental Income	£1,000	£1,084
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£453.58	
Ground Rent	£20.84	
Letting Fees	£100.00	£108.40
Total Monthly Costs	£983.17	£991.57
Monthly Net Income	£16.83	£92.43
Annual Net Income	£201.96	£1,109.16
Net Return	0.52%	2.86%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£1,058.84**
Adjusted To

Net Return **-2.73%**

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

Annual Net Income **-£530.76**
Adjusted To

Net Return **-1.37%**

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 £350,000..



£350,000

2 bedroom apartment for sale

L8 Apartments, Grafton Street, Liverpool

NO LONGER ADVERTISED

Marketed from 10 Jul 2024 to 20 Sep 2024 (72 days) by RW Invest, Liverpool

+ Add to report



£349,995

2 bedroom apartment for sale

L8 Apartments, Grafton Street, Liverpool

NO LONGER ADVERTISED

Marketed from 8 Jul 2024 to 20 Sep 2024 (73 days) by RW Invest, Liverpool

+ Add to report

Rent Comparables Report



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



£1,450 pcm

2 bedroom apartment

Parliament Square, Crump Street, Liverpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Jul 2024 to 3 Sep 2024 (42 days) by Premier Residential, Manchester

+ Add to report



£1,400 pcm

2 bedroom flat

Greenland Street, Liverpool, L1

NO LONGER ADVERTISED

Marketed from 12 Aug 2024 to 6 Sep 2024 (25 days) by OpenRent, London

+ 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
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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