

LET PROPERTY PACK

INVESTMENT INFORMATION

The Strand, Liverpool, L2

225235734

 www.letproperty.co.uk





Property Description

Our latest listing is in The Strand, Liverpool, L2

Get instant cash flow of **£800** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£810** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



The Strand, Liverpool, L2

225235734



Property Key Features

1 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £300 pm

Ground Rent: £29.16 pm

Lease Length: 114 years

Current Rent: £800

Market Rent: £810

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £108,000.00 and borrowing of £81,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 108,000.00

25% Deposit	£27,000.00
SDLT Charge	£5,400
Legal Fees	£1,000.00
Total Investment	£33,400.00

Projected Investment Return



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



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 810

Returns Based on Rental Income	£800	£810
Mortgage Payments on £81,000.00 @ 5%	£337.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£300.00	
Ground Rent	£29.16	
Letting Fees	£80.00	£81.00
Total Monthly Costs	£761.66	£762.66
Monthly Net Income	£38.34	£47.34
Annual Net Income	£460.08	£568.08
Net Return	1.38%	1.70%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£1,051.92**
Adjusted To

Net Return **-3.15%**

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

Annual Net Income **-£702.00**
Adjusted To

Net Return **-2.10%**

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 £149,950.



£149,950

1 bedroom apartment for sale

+ Add to report

7 The Strand, Liverpool, Merseyside

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Oct 2020 to 6 Jan 2021 (91 days) by Keppie Massie Residential, Liverpool



£137,500

1 bedroom flat for sale

+ Add to report

The Strand, Liverpool, L2

NO LONGER ADVERTISED

Marketed from 9 May 2023 to 3 Jul 2024 (420 days) by Entwistle Green, Liverpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

1 bedroom apartment

7 The Strand, Liverpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Jul 2023 to 7 Sep 2023 (49 days) by Ascend, Liverpool

+ Add to report



£895 pcm

1 bedroom apartment

The Strand, Wellington Buildings, Liverpool, Merseyside, L2

NO LONGER ADVERTISED

Marketed from 15 Aug 2023 to 25 Aug 2023 (9 days) by TVG Lettings, Liverpool

+ Add to report

Current Tenant Profile



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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