



Holly Court Liverpool L19 2JN

- ✓ **Finance:** Low Money Down
- ✓ **Type:** Quality Build Apartments
- ✓ **Bedrooms:** Two Bed
- ✓ **Discount:** Up to 28% BMV!
- ✓ **Market Value:** £95,000
- ✓ **Price:** Net £68,000
- ✓ **Equity:** £27,000
- ✓ **Yield:** 8.4% pa
- ✓ **Profit:** Potential £99,516 profit over 10 years
- ✓ **Warranty:** 10 Year NHBC Warranty



Rod's Assessment

Those of you that are familiar with Axis will know that we are consistently coming up with good investment deals. In my opinion this deal ticks all the boxes and would make a great first investment or indeed addition to your existing portfolio. Out of 103 one and two bed apartments there are only four available. Out of the original 103 units 76 are owner occupied which speaks volumes for the popularity of this development.

We love getting the last few units on a successful development- as is the case here. The development is finished. Most are sold to owner occupiers. There are no doubts about the market value or indeed the rental yields. Overall, this is an excellent proposition.

Superb Discount:

We are always very pleased to find properties that offer anything above 25% discount; at 28% BMV we think these units are a really attractive deal.

Showhome:

As you will see from our brochure, Unit 93 is £3,000 more expensive than the other units. This is because it is the showhome and for the extra £3,000 you

will buy the unit complete with £8,000 worth of furniture, fixtures and fittings.

High Rental Yield:

Add superb rental yields of 8.4% to the significant discount and you have a great package.

Location:

The development is in what we call a "Rental Hotspot" meaning it is in an ideal location for commuters and people working in the city of Liverpool.

The units are within walking distance of all the amenities you would need on a day to day basis and 3 miles from all the attractions of the city including Albert Docks with its great nightlife and The Echo Arena which hosts a huge amount of gigs etc. throughout the year.

A short car journey will take you to John Lennon Airport.

Summary of Available Units

Unit	Floor	Beds	Bath Room	Area	Market Value	Investor Price	Discount	Equity	Tenant	Monthly Rent	Yield
93	1	2	1	597 sq ft	£95,000	£71,000	25%	£24,000	N	£475	8.0%
98	2	2	1	678 sq ft	£95,000	£68,000	28%	£27,000	N	£475	8.4%
105	1	2	1	531 sq ft	£95,000	£68,000	28%	£27,000	N	£475	8.4%
106	1	2	1	547 sq ft	£95,000	£68,000	28%	£27,000	N	£475	8.4%

Note: Unit 93 is a show-home and will be supplied with £8,000 worth of fixtures and fittings and ready to rent.

Specification

- Two Bedrooms
- Lounge/Diner
- Quality fitted Kitchen
- Contemporary wall tiles to kitchen and bathrooms
- Bathroom
- White bathroom suites
- Plumbing for washing machine
- Built in oven, hob & extractor
- Internal chrome door handles
- Adjustable ventilators to windows
- Mains linked smoke detectors with battery back up
- Double Glazing to all apartments and communal areas
- Electric Heating
- Audio entry system
- Landscaped communal gardens
- Allocated parking in secure gated car park
- 10 year NHBC warranty
- 125 year lease





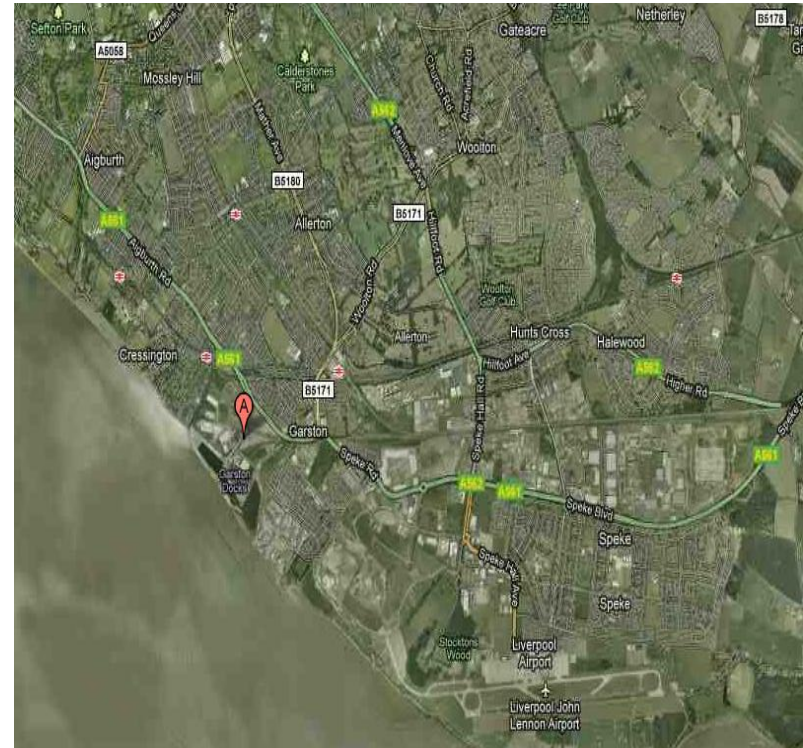
Location

These units are ideally situated for busy commuters, Holly Court on Speke Rd which is situated 3 miles from Liverpool city centre and benefits from a variety of local amenities including a parade of shops, banks, retail stores and food outlets all within a short walking distance.

The development is close to John Lennon airport and Parkway train station which makes this an ideal location for commuters. They are also next to the A561 which is one of the main arterial roads into Liverpool city centre as well as providing easy access to both the M57 and M62 motorways.

For local night life Albert Docks is only a short distance away (approx 3 miles) offering bars, restaurants and bistros. Also the ECHO Arena is within easy access to the site which hosts many gigs.

The area of Garston is made up of 2 distinct areas “Garston Under The Bridge” and Garston Village and is home to approx 12,000 people. The area is made up of large areas of terraced housing and is currently undergoing major development. Recently the hospitality industry has expanded in the area as the old airport complex has been refurbished to create a Marriot Hotel and a David Lloyd Leisure Centre.



← Nearby areas

Market Values Comparables



£109,995

2 bedroom apartment for sale
[Type H at Speke Road, Garston, Liverpool, L19](#)

Holly Court is an opportunity to purchase a Bellway Homes contemporary one or two bedroom apartment in a sought-after residential area.



£119,995

2 bedroom apartment for sale
[Heald Street, Garston, Liverpool, L19 2LY](#)

Move Residential offer for sale is this well presented two bedroom first floor apartment. Accommodation briefly comprises; Entrance hall, open plan lounge / fitted kitchen, two bedrooms and bathroom. The property also benefits from double glazing, gas central heating and allocated parking. An int...



£99,950

2 bedroom flat for sale
[Lowbridge Court, Garston, Liverpool](#)

We are very pleased to offer this Two Bedroom 2nd Floor Apartment situated in Garston Village. With good transport links, close by there is Liverpool South Park railway station and Liverpool international John Lennon airport. Nearby is also the popular Speke Retail Park. The property comprises of...

[More details and 4 photos](#) | [Save property](#) | [Contact agent](#) | [Upgrade listing](#)

Rental Comparables



£495 pcm

2 bedroom apartment to rent
[Carlett View, St Marys Road, Garston,](#)

Located close to the newly built Liverpool South Parkway, this apartment is ideally placed for the commuter, with the M57, M62 motorways and Liverpool's John Lennon airport also within easy reach. Located on the first floor the accommodation is let as unfurnished. Comprises lounge open plan to ...



£494 pcm

2 bedroom apartment to rent
[\(plot 126\) Lowbridge Court, Garston, Liverpool, L19 2JP](#)

*** Further details to follow shortly **** Please call Kevin on 0151 734 6727 to view. Available Immediately.

[More details and 4 photos](#) | [Save property](#) | [Contact agent](#)



£475 pcm

2 bedroom apartment to rent
[Heald Street, Garston, Liverpool](#)

The opportunity has arisen to rent this enviable two bedroom first floor apartment located in Garston just a fifteen minutes drive to Liverpool's vibrant centre!!! This effortlessly chic property has parking and comes practically brand new!!!



The Financials

Finishing Costs

The properties require the following to make them ready for occupation:
(Excluding Unit 93, please see notes above)

- 1) Window Treatments - Blinds are recommended
- 2) Carpets and Flooring
- 3) White Goods - Fridge/Freezer and Washing Machine

Our estimate of costs for this is a total of £2,000 which should be allowed for whichever finance method is chosen.

We are happy to source local suppliers who can sort this out quickly and easily for you.

Axis Finder's Fee

We have recently changed our approach to charge a performance related finder's fee that accurately reflects the value that we create for you.

The Finder's Fee is now 15% of the equity that negotiate on your behalf per deal with a minimum fee of £3k + VAT. You retain 85% of the equity in the property.

This gives us a greater incentive to negotiate the best discount possible. You pay a lower fee when you receive a lower discount and a slightly higher fee when you receive a higher discount. This is a win, win situation for everyone!

Estimated Purchase Costs

LOW MONEY DOWN USING BRIDGING FINANCE

Purchase Summary	93	98	105	106
Market Value	£95,000	£95,000	£95,000	£95,000
Investor Price	£71,000	£68,000	£68,000	£68,000
Instant Equity	£24,000	£27,000	£27,000	£27,000
Loan Based on 70%	£66,500	£66,500	£66,500	£66,500
Cash Contribution	£4,500	£1,500	£1,500	£1,500
Estimated Purchase Costs	93	98	105	106
Valuation*	£350	£350	£350	£350
Axis Fees Including VAT	£4,230	£4,758	£4,758	£4,758
Bridging	£1,500	£1,500	£1,500	£1,500
Solicitors*	£3,300	£3,300	£3,300	£3,300
Stamp Duty	£0	£0	£0	£0
Estimated Cost to Purchase	£13,888	£11,408	£11,408	£11,408

*Estimate

Notes: There is a £1,000 immediate Reservation Fee which is set against the money due for the purchase (i.e. not paid twice!)

ESTIMATED RENTAL YIELD AND CASH FLOW CALCULATIONS

Yield Calculations	93	98	105	106
Investor Price	£71,000	£68,000	£68,000	£68,000
Monthly Rental Income	£475	£475	£475	£475
Annual Rental Income	£5,700	£5,700	£5,700	£5,700
Estimated Rental Yield	8.0%	8.4%	8.4%	8.4%

Cash Flow Calculations	93	98	105	106
Annual Rental Income	£5,700	£5,700	£5,700	£5,700
Less Annual Loan Repayment	£3,325	£3,325	£3,325	£3,325
Less Service Charge & Ground Rent	£947	£947	£947	£947
Less Ground Rent	£150	£150	£150	£150
Estimated Annual Positive Cash Flow	£1,278	£1,278	£1,278	£1,278

No management fee has been included in the figures above. Our experience is that many clients wish to manage the property themselves and therefore save the fee. If an investor requires management of their property we

anticipate a rate between 5% and 10% depending on the level of service they require.

EQUITY, GROWTH AND RETURN

5 Year Calculations	93	98	105	106
Market Value 2010	£95,000	£95,000	£95,000	£95,000
Estimated Value at 5% PA	£121,220	£121,220	£121,220	£121,220
Investor Purchase Price	£71,000	£68,000	£68,000	£68,000
Capital Growth	£50,220	£53,220	£53,220	£53,220
Rental Income Surplus	£6,390	£6,390	£6,390	£6,390
Total Profit	£56,610	£59,610	£59,610	£59,610
Cash Invested	£13,888	£12,906	£12,906	£12,906
Return on Investment	407.6%	461.9%	461.9%	461.9%
ROI IN SAVINGS ACCOUNT	16%	16%	16%	16%

10 Year Calculations	93	98	105	106
Market Value 2010	£95,000	£95,000	£95,000	£95,000
Estimated Value at 5% PA	£154,736	£154,736	£154,736	£154,736
Investor Purchase Price	£71,000	£68,000	£68,000	£68,000
Capital Growth	£83,736	£86,736	£86,736	£86,736
Rental Income Surplus	£12,780	£12,780	£12,780	£12,780
Total Profit	£96,516	£99,516	£99,516	£99,516
Cash Invested	£13,888	£12,906	£12,906	£12,906
Return on Investment	695.0%	771.1%	771.1%	771.1%
ROI IN SAVINGS ACCOUNT	32%	32%	32%	32%

This assumes no rental growth in 5-10 years. This is easier to present but does not reflect the real world where you can anticipate average annual rent

rises of 3-5% over this period. At a 4% annual increase this would change the monthly rental from £400 to £592 pm, an annual increase of £2,300!

Timing

Axis is able to negotiate discounts at this high level for two reasons only:

1. The number of clients that are willing to buy, and
2. The SPEED with which they will act

Whilst there is no specific long stop date for completion of the transaction it is reasonable to assume that all parties to the transaction will move as quickly as possible to progress matters.

We aim to complete transactions within 28 days. For a finished property like this then we usually expect simultaneous exchange and completion.

Unreasonable delay on the part of the investor will be a breach of the terms and conditions and can result in the cancellation of the contract and the forfeiture of all fees paid to Axis and the vendor. Please keep Axis well informed of any planned absences and ensure that you respond promptly to requests for information and documentation.

This is NOT a standard property purchase transaction and the speed is driven by the vendor's requirements, not the investor's wish for delay for any reason.

Thank you for your understanding.

Diamond Members Preference

Our Diamond Members have 24 hours priority allocation to select units which they wish to purchase. If you are NOT currently a Diamond Member and would like this benefit, plus reduced fees and other preferential services, call us now:

01273 447 300 and ask for Diamond Membership.

Or visit our website and review the details of Diamond Membership there:

www.axispropertyinvestment.com/diamond-club.html



What Next

Please review the information carefully and **call with any questions, to check availability and reserve a property.**

Full property location details will be disclosed to serious clients who call to discuss the investment.

UK Property Hotline 0333 444 0034

(charged at standard 01 or 02 rate)

David Ball: 01273 447 307

Or email david@axiscontact.com

We will be pleased to take calls at evenings and weekends if that suits you better.

For investors who decide to reserve a property we will need the following:

- ❖ **Payment of the Axis finder's fee (immediately)**
- ❖ **A signed Property Reservation Form – this is your COMMITMENT to purchase**
- ❖ **Acceptance of the current Axis Client Engagement Agreement, ver 3.1.2 provided to you with the reservation form**

NOTE: You have NOT reserved a property until all three elements above are in place. Please do not waste our time or yours by requesting a property reservation unless you are able and willing to proceed immediately

Following receipt of the Axis fees and documentation we will provide vendor details, solicitor details, along with finance details and we will assist you to complete this transaction smoothly and efficiently.

Contact Details

Axis Property Investment

Gemini Business Centre, 136-140 Old Shoreham Road, HOVE, BN3 7BD,
United Kingdom

Tel: 01273 447 300

Fax: 01273 203 073

Email: uksales@axiscontact.com

Terms and Conditions

As specified in the Client Engagement Agreement.

The net price is fixed by the vendor and will not be varied. Any variation in market value of up to 5% at the time of valuation for loan purposes is at the risk of the investor. If the variation is more than 5% and the vendor refuses to adjust the net price proportionately then the investor shall have the option of cancelling their contract and receiving a full refund of the Reservation Fee (from the Vendor) and the Axis Finder's Fee (from Axis).

It is the responsibility of the investor to apply and qualify for a mortgage product that is acceptable to them. Any failure to achieve a suitable loan is at the risk of the investor and will not result in a refund of either reservation fees or Axis finder's fees.

Legal Disclaimer

This presentation is subject to the terms and conditions of Actium Property Ltd, contained in

- a) The Client Engagement Agreement (CEA) which all clients are required to acknowledge agreement to prior to entering into any business with Actium Property Ltd.
- b) This Decision Pack, which may contain specific terms and conditions that are additional to, or may vary, from the standard CEA.
- c) The Property Reservation form

The Client Engagement Contract contains disclaimers and restriction of warranties that apply to this and any other property presentation from Actium Property Ltd

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