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## **LET PROPERTY PACK**

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#### **INVESTMENT INFORMATION**

The Severn DAVENTRY NN11

205938496

( www.letproperty.co.uk

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## **Property** Description

Our latest listing is in The Severn DAVENTRY NN11

Get instant cash flow of £600 per calendar month with a 5.0% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 8.3% 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...

#### **LETPR®PERTY**





## The Severn DAVENTRY NN11

205938496

1 bedroom 1 bathroom Open Plan Lounge Good Condition

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**Property Key Features** 

Factor Fees: £0 Ground Rent: TBC Lease Length: TBC Current Rent: £600 Market Rent: £1,000

## Lounge





## **Kitchen**





## Bedrooms





## Bathroom





## Exterior





## **Initial** Outlay





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£36,250.00
SDLT Charge	£4,350
Legal Fees	£1,000.00
Total Investment	£41,600.00

## **Projected** Investment Return



Our industry leading letting agency Let Property Management has an existing relationship with the tenant in situ and can provide advice on achieving full market rent. The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is  $\bigcirc$ 



Returns Based on Rental Income	£600	£1,000
Mortgage Payments on £108,750.00 @ 5%	£45	3.13
Est. Building Cover (Insurance)	£15	.00
Approx. Factor Fees	£0	.00
Ground Rent	твс	
Letting Fees	£60.00	£100.00
Total Monthly Costs	£528.13	£568.13
Monthly Net Income	<b>£71.88</b>	<mark>£431.88</mark>
Annual Net Income	£862.50	£5,182.50
Net Return	<b>2.07%</b>	<mark>12.46%</mark>



### Return Stress Test Analysis Report





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

Annual Net Income **£3,182.50** Adjusted To

Net Return **7.65**%

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

Annual Net Income **£3,007.50** Adjusted To

Net Return

7.23%

### 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.

	<b>3 bedroom terraced house for sale</b> The Severn, DAVENTRY	+ Add to report
	NO LONGER ADVERTISED SOLD STC	
	Three bedroom terraced   Lounge   Kitchen/Diner    EPC - D	Sun Room   Southerly facing Garden
£159,950	SOLD PRICE HISTORY	
다. Floorplan	9 Jul 2021 18 Jan 2002	£150,000 £59,995
	Marketed from 26 Mar 2021 to 13 Oct 2021 (200 days) by Lau	rence Tremayne Estate Agents, Daventry
	3 bedroom terraced house for sale The Severn, Daventry	+ Add to report
	NO LONGER ADVERTISED SOLD STC	
	Three Bedroom Family Home   Mid Terrace House Bedrooms   Open Pl	No Upward Chain   Three Double
£150,000	SOLD PRICE HISTORY	
[-] Floorplan	18 Apr 2019	£142,000

Marketed from 24 Jan 2019 to 18 Apr 2019 (83 days) by Chelton Brown, Daventry

### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm



NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number: 1559851

Marketed from 24 Nov 2022 to 27 Nov 2022 (3 days) by OpenRent, London



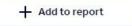
1 bedroom flat

Balmoral Place, Northampton, NN2

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1860704

Marketed from 10 Oct 2023 to 9 Nov 2023 (29 days) by OpenRent, London



+ Add to report

£1,468 pcm

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

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.



Payment history: On time for length of tenancy

Current term of tenancy: 5 years+





www.letproperty.co.uk

#### The Severn DAVENTRY NN11

205938496

# Interested in this property investment?

## Make an offer or **book a viewing**

# 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.

