

LET PROPERTY PACK

INVESTMENT INFORMATION

Havant Close, Norwich,
NR4

207183424

 www.letproperty.co.uk





Property Description

Our latest listing is in Havant Close, Norwich, NR4

Get instant cash flow of **£5,200** per calendar month with a **10.4%** Gross Yield for investors.

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...



Havant Close, Norwich,
NR4

207183424



Property Key Features

6 Bedrooms

3 Bathrooms

Parking Spaces

Balcony

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £5,200

Market Rent: £5,200

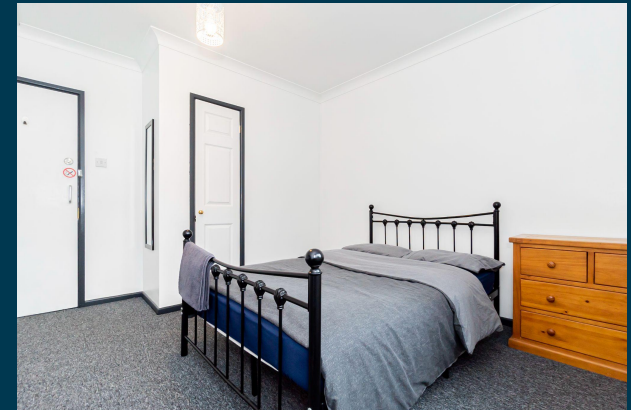
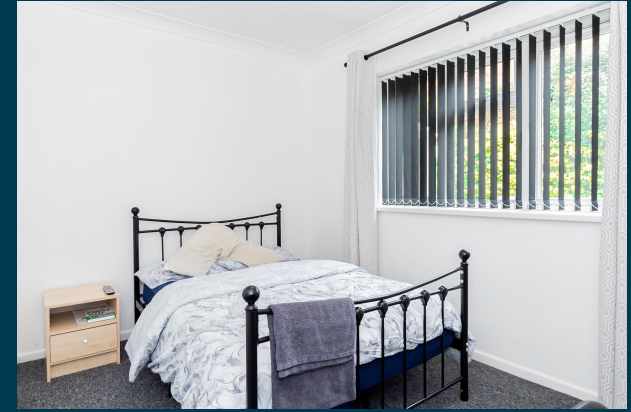
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £600,000.00 and borrowing of £450,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 600,000

25% Deposit	£150,000.00
SDLT Charge	35500
Legal Fees	£1,000.00
Total Investment	£186,500.00

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.



Returns Based on Rental Income	£5,200
Mortgage Payments on £450,000.00 @ 5%	£1,875.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£520.00
Total Monthly Costs	£2,410.00
Monthly Net Income	£2,790
Annual Net Income	£33,480
Net Return	17.95%

Return **Stress Test** Analysis Report



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

Annual Net Income **£23,080**
Adjusted To

Net Return **12.38%**

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

Annual Net Income **£24,480**
Adjusted To

Net Return **13.13%**

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 £650,000.



£650,000

5 bedroom detached house for sale

Church Lane, Eaton, Norwich

+ Add to report

NO LONGER ADVERTISED SOLD STC

OPEN HOUSE EVENT 19th FEBRUARY BY APPOINTMENT ONLY | Elevated views over the Yare Valley | W...

SOLD PRICE HISTORY



£360,000

6 bedroom semi-detached house for sale

Havant Close, Norwich

+ Add to report

NO LONGER ADVERTISED SOLD STC

GUIDE PRICE £375,000 - £400,000 | HEAVILY EXTENDED | SIX BEDROOMS | EXCELLENT FAMILY HOME OR INVE...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,000 based on the analysis carried out by our letting team at **Let Property Management**.



£3,000 pcm

6 bedroom semi-detached house

Havant Close, Norwich, NR4

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Only Available to Students | Property Reference Number: 1613968

Marketed from 9 Feb 2023 to 28 Feb 2023 (19 days) by OpenRent, London



£2,700 pcm

6 bedroom terraced house

Havant Close, NORWICH

+ Add to report

NO LONGER ADVERTISED

STUDENT PROPERTY | EPC rating B | 6 Double Bedrooms | Furnished | Back garden | 3 Bathrooms | *...

SOLD PRICE HISTORY

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: **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.



 www.letproperty.co.uk

Havant Close, Norwich, NR4

207183424

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.



LETPROPERTY