


LET PROPERTY PACK

INVESTMENT INFORMATION

Netley Court, Priddys Hard,
Gosport PO12

208805495

 www.letproperty.co.uk





Property Description

Our latest listing is in Netley Court, Priddys Hard, Gosport PO12

Get instant cash flow of **£1,675** per calendar month with a **4.1%** Gross Yield for investors. This property has a potential to rent for **£1,800.00** which would provide the investor a Gross Yield of **4.5%** if the rent was increased to market rate.

With a tenant currently situated,. A space that has been kept in good condition and a potential rental income that can ensures fantastic returns, this property will make for a rewarding addition to an investors por tfolio.

Don't miss out on this fantastic investment oppor tunity...



Netley Court, Priddys
Hard, Gosport PO12

208805495



Property Key Features

2 Bedroom

2 Bathroom

Allocated Parking Available

Multi-Unit Property

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 974 years

Current Rent: £1,675

Market Rent: £1,800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £485,000.00 and borrowing of £363,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 485,000.00

25% Deposit	£ 121, 250.00
SDLT Charge	£26 , 300
Legal Fees	£ 1,000.00
Total Investment	£ 14 8 ,550.00

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 £1,675 per calendar month but the potential market rent is

£ 1,800

Returns Based on Rental Income	£1,675	£1,800
Mortgage Payments on £363,750.00 @ 5%	£ 1,515.63	
Est. Building Cover (Insurance)	£ 15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£167.50	£180.00
Total Monthly Costs	£1,698.13	£1,710.63
Monthly Net Income	-£23.13	£89.38
Annual Net Income	-£277.50	£1,072.50
Net Return	-0.19%	0.72%

Return Stress Test Analysis Report



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

Annual Net Income	-£2,527.50
Adjusted To	
Net Return	-1.70%

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

Annual Net Income	-£6,202.50
Adjusted To	
Net Return	-4.18%

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 £500,000.00.



£517,500



Floorplan

5 bedroom detached house for sale

Britannia Way, Priddy's Hard, Gosport, Hampshire, PO12

+ Add to report

NO LONGER ADVERTISED

EXTENDED DETACHED HOUSE | FIVE BEDROOMS | TWO EN-SUITES & FAMILY BATHROOM | THREE RECEPTION ROOMS...

SOLD PRICE HISTORY

22 Jul 2022	£595,000
2 Sep 2013	£319,950
11 Sep 2006	£297,500

Marketed from 21 Sep 2021 to 8 Dec 2021 (77 days) by Fairhals, Gosport



£500,000



Floorplan

5 bedroom detached house for sale

Grove Road, Gosport

+ Add to report

NO LONGER ADVERTISED

Well Presented Five Bedroom Detached House | Driveway & Double Garage | En-Suite To Bedroom One |...

SOLD PRICE HISTORY

31 Mar 2017	£354,000
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Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

2 bedroom apartment

The Granary & Bakery, Weevil Lane, Gosport, Hampshire, PO12 1FX

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Unprecedented Luxury: Explore a one-of-a-kind two-bedroom penthouse in the historic Granary & B...

Marketed from 24 Jan 2024 to 11 Mar 2024 (46 days) by Marco Harris, Southampton



£1,950 pcm

3 bedroom town house

Heritage Way, GOSPORT

+ Add to report

NO LONGER ADVERTISED

LET AGREED

PANORAMIC VIEWS | LOUNGE ON THE FIRST FLOOR | OPEN PLAN LIVING ROOM AND KITCHEN | END OF TERRACE ...

Marketed from 31 Aug 2021 to 5 Oct 2021 (34 days) by Fox & Sons - Lettings, Gosport

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: **5 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.



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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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