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LET PROPERTY PACK

INVESTMENT INFORMATION

Bury Road, Gosport, PO12

209502104

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LETPR®PERTY





Property Description

Our latest listing is in Bury Road, Gosport, PO12

Get instant cash flow of £1,475 per calendar month with a 5.1% Gross Yield for investors.

This property has a potential to rent for £2,000 which would provide the investor a Gross Yield of 6.9% 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...

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2 Bedrooms Fa 2 Bathrooms Gr Modern Lounge and Kitchen Le Spacious Rooms Cu

Property Key Features

Factor Fees: £0.00 Ground Rent: £0.00 Lease Length: £0.00 Current Rent: £1,475 Market Rent: £2,000







Kitchen





Bedrooms





Bathroom





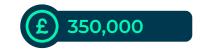
Initial Outlay





Figures based on assumed purchase price of £350,000.00 and borrowing of £262,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£87,500.00
SDLT Charge	15500
Legal Fees	£1,000.00
Total Investment	£104,000.00

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 £1,475 per calendar month but the potential market rent is



Returns Based on Rental Income	£1,475	£2,000
Mortgage Payments on £262,500.00 @ 5%	£1,093.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£147.50	£200.00
Total Monthly Costs	£1,256.25	£1,308.75
Monthly Net Income	<mark>£219</mark>	£691
Annual Net Income	£2,625	£8,295
Net Return	<mark>2.52%</mark>	<mark>7.98%</mark>



Return Stress Test Analysis Report





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

Annual Net Income **£4,295** Adjusted To

Net Return 4.13%

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

Annual Net Income **£3,045** Adjusted To

Net Return

2.93%

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 £390,000.



£390,000

£325,000



Bury Road, Gosport, PO12

NO LONGER ADVERTISED

Marketed from 15 Aug 2023 to 16 Apr 2024 (244 days) by Fenwicks Estate Agents, Gosport





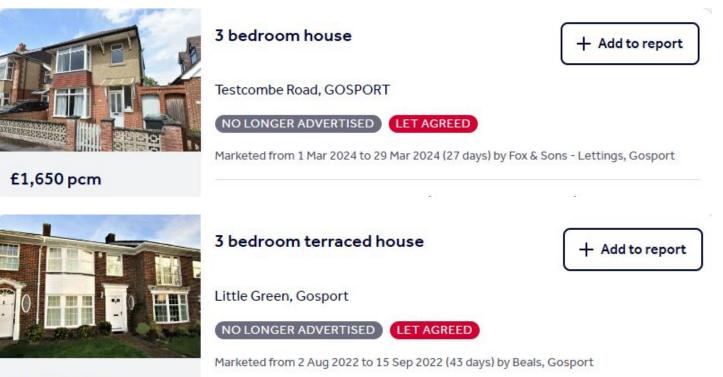




+ Add to report	
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Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,650 based on the analysis carried out by our letting team at **Let Property Management**.



£1,495 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.



Current term of tenancy: Within 2 years

Payment history: On time for length of tenancy





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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.



Interested in this property investment?

Call us on 0141 478 0985