


LET PROPERTY PACK

INVESTMENT INFORMATION

Burnaby Road,
Bournemouth, BH4

210051749

 www.letproperty.co.uk





Property Description

Our latest listing is in Burnaby Road, Bournemouth, BH4

Get instant cash flow of **£1,850** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **7.2%** 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...



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Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Lounge

Modern Kitchen

Factor Fees: £250.00 pm

Ground Rent: £41.7 pm

Lease Length: 77 years

Current Rent: £1,850

Market Rent: £2,000

Lounge



Kitchen



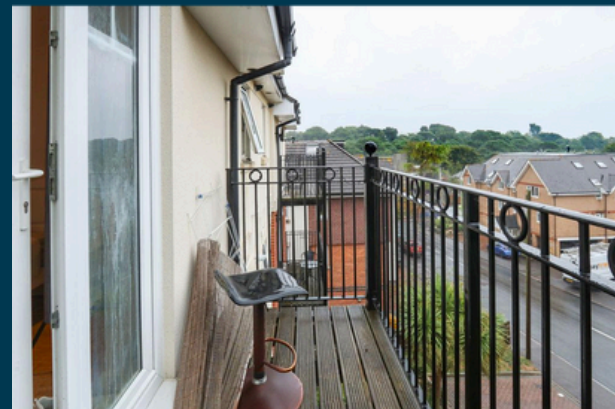
Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £334,000.00 and borrowing of £250,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 334,000.00

25% Deposit	£83,500.00
SDLT Charge	£23,400
Legal Fees	£ 1,000.00
Total Investment	£107,900.00

Projected Investment Return



The monthly rent of this property is currently set at £1,850 per calendar month but the potential market rent is

£ 2,000



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	£1,850	£2,000
Mortgage Payments on £250,500.00 @ 5%	£ 1,043.75	
Est. Building Cover (Insurance)	£ 15.00	
Approx. Factor Fees	£250.00	
Ground Rent	£41.7	
Letting Fees	£185.00	£200.00
Total Monthly Costs	£1,535.45	£1,550.45
Monthly Net Income	£314.55	£449.55
Annual Net Income	£3,774.60	£5,394.60
Net Return	3.50%	5.00%

Return Stress Test Analysis Report



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

Annual Net Income **£1,394.60**

Adjusted To

Net Return **1.29%**

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

Annual Net Income **£885.00**

Adjusted To

Net Return **0.82%**

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 £335,000.



£335,000

2 bedroom ground floor flat for sale

+ Add to report

Burnaby Road, Alum Chine, Bournemouth, BH4

NO LONGER ADVERTISED

Marketed from 15 Jan 2023 to 2 Mar 2023 (46 days) by Roberts, Bournemouth



£330,000

2 bedroom ground maisonette for sale

+ Add to report

Burnaby Road, Alum Chine, Bournemouth, BH4

NO LONGER ADVERTISED

Marketed from 17 May 2023 to 6 Jun 2023 (19 days) by Roberts, Bournemouth

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,250 based on the analysis carried out by our letting team at **Let Property Management**.



£3,250 pcm

3 bedroom flat

+ Add to report

Stunning spacious three double bedroom ground floor apartment.

NO LONGER ADVERTISED

Marketed from 21 Sep 2023 to 21 May 2024 (242 days) by Whites Estates, Bournemouth



£2,700 pcm

3 bedroom flat

+ Add to report

Sandbourne Road, Alum Chine , Bournemouth

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Mar 2024 to 28 Mar 2024 (13 days) by Berkeleys, Canford Cliffs

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: **3 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

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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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