

LET PROPERTY PACK

INVESTMENT INFORMATION

Pauls Place, Dover, CT16

210761918

 www.letproperty.co.uk





Property Description

Our latest listing is in Pauls Place, Dover, CT16

Get instant cash flow of **£800** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£1,046** which would provide the investor a Gross Yield of **6.8%** 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

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: freehold

Lease Length: freehold

Current Rent: £800

Market Rent: £1,046

Lounge



Kitchen



Bedrooms



Bathroom



Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,046

Returns Based on Rental Income	£800	£1,046
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	freehold	
Letting Fees	£80.00	£104.60
Total Monthly Costs	£670.00	£694.60
Monthly Net Income	£130.00	£351.40
Annual Net Income	£1,560.00	£4,216.80
Net Return	2.97%	8.03%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,124.80**
Adjusted To

Net Return **4.05%**

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

Annual Net Income **£1,456.80**
Adjusted To

Net Return **2.77%**

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 £200,000.



2 bedroom terraced house for sale + Add to report

Pauls Place, Dover

CURRENTLY ADVERTISED

Marketed from 30 Jul 2024 by Kent Sales and Lettings, Dover

£200,000

Large TWO bedroom terrace house on the ever popular Pauls Place, minutes walk from Dover town cen...



3 bedroom end of terrace house for sale + Add to report

Pauls Place, Dover, Kent, CT16

NO LONGER ADVERTISED **SOLD STC**

Marketed from 31 Aug 2021 to 12 May 2022 (254 days) by Geering & Colyer, Dover

£200,000

A lovely end of terrace home. | Being offered with no onward chain. | Found in a highly convenien...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,275 based on the analysis carried out by our letting team at **Let Property Management**.



£1,275 pcm

3 bedroom terraced house

+ Add to report

Charlton Green, Dover, CT16

NO LONGER ADVERTISED LET AGREED

Marketed from 24 Apr 2024 to 24 Jun 2024 (60 days) by Miles & Barr, Dover



£1,050 pcm

3 bedroom terraced house

+ Add to report

Pauls Place, Dover, CT16

NO LONGER ADVERTISED

Marketed from 30 Mar 2023 to 5 Apr 2023 (6 days) by OpenRent, London

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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