


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Drayton Road,  
Portsmouth, PO2

213164306

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Drayton Road, Portsmouth, PO2

Get instant cash flow of **£1,780** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£2,150** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this portfolio 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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## Property Key Features

**A Portfolio of 2 Flats**

**2 Bathrooms**

**Exclusive Entrances**

**Private Kitchen and Bathroom**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,780**

**Market Rent: £2,150**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £333,000.00 and borrowing of £249,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ **333,000.00**

25% Deposit **£83,250.00**

SDLT Charge **£23,300**

Legal Fees **£1,000.00**

**Total Investment £107,550.00**

# Projected Investment Return



The monthly rent of this property is currently set at £1,780 per calendar month but the potential market rent is

£ 2,150



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	£1,780	£2,150
Mortgage Payments on £249,750.00 @ 5%	£1,040.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£178.00	£215.00
Total Monthly Costs	£1,233.63	£1,270.63
Monthly Net Income	£546.38	£879.38
Annual Net Income	£6,556.50	£10,552.50
Net Return	6.10%	9.81%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£6,252.50**  
Adjusted To

Net Return                      **5.81%**

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



Annual Net Income      **£5,557.50**  
Adjusted To

Net Return                      **5.17%**

# 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 £359,995.

 £359,995	<p><b>3 bedroom end of terrace house for sale</b></p> <p>Queens Road, Buckland</p> <p><b>NO LONGER ADVERTISED</b></p> <p>Marketed from 19 Feb 2024 to 8 May 2024 (78 days) by Jeffries &amp; Dibbens Estate and Lettings Agents, Portsmouth</p> <p><a href="#">+ Add to report</a></p>
 £350,000	<p><b>2 bedroom terraced house for sale</b></p> <p>Queens Road, North End, Portsmouth, Hampshire</p> <p><b>NO LONGER ADVERTISED</b></p> <p>Marketed from 13 Aug 2024 to 24 Feb 2025 (194 days) by Cubitt &amp; West, Portsmouth</p> <p><a href="#">+ Add to report</a></p>



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,700 based on the analysis carried out by our letting team at **Let Property Management**.



£2,700 pcm

## 6 bedroom detached house

Drayton Road, Portsmouth, PO2

NO LONGER ADVERTISED

Marketed from 10 Nov 2023 to 27 Nov 2023 (17 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 1581753

+ Add to report



£1,800 pcm

## 4 bedroom house

Beresford Road, Portsmouth

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Mar 2024 to 17 May 2024 (63 days) by Mann Lettings, Portsmouth

+ Add to report

# 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.



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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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