

LET PROPERTY PACK

INVESTMENT INFORMATION

Puffin Walk, Waterlooville,
PO8 9XN

212367905

 www.letproperty.co.uk





Property Description

Our latest listing is in Puffin Walk, Waterlooville, PO8 9XN

Get instant cash flow of **£850** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **5.8%** 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

2 Bedrooms

1 Bathroom

Spacious Rooms

Three-Piece Bathroom

Easy Access to Local Amenities

Factor Fees: £200 pm

Ground Rent: TBC

Lease Length: 90 years

Current Rent: £850

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 207,000.00

25% Deposit £51,750.00

SDLT Charge £11,990

Legal Fees £1,000.00

Total Investment £64,740.00

Projected Investment Return



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



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	£850	£1,000
Mortgage Payments on £155,250.00 @ 5%	£646.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£200.00	
Ground Rent	TBC	
Letting Fees	£85.00	£100.00
Total Monthly Costs	£946.88	£961.88
Monthly Net Income	-£96.88	£38.13
Annual Net Income	-£1,162.50	£457.50
Net Return	-1.80%	0.71%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£1,542.50**
Adjusted To

Net Return **-2.38%**

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

Annual Net Income **-£2,647.50**
Adjusted To

Net Return **-4.09%**

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 £220,000.



£220,000

2 bedroom flat for sale

NURSERY GARDENS, LOVEDEAN

CURRENTLY ADVERTISED

Marketed from 6 Mar 2025 by Pearsons, Waterlooville

PURPOSE BUILT FIRST FLOOR FLAT (BLOCK OF 2) | OWN GROUND FLOOR ENTRANCE | TWO BEDROOMS
| NEW ...

+ Add to report



£210,000

2 bedroom flat for sale

Hambledon Road, Waterlooville

CURRENTLY ADVERTISED

Marketed from 26 Dec 2024 by Archbold & Edwards, Waterlooville

Purpose built first floor apartment | Offered with no chain ahead | Two allocated parking space's...

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

2 bedroom flat

Hart Plain Avenue, Cowplain

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Jan 2024 to 29 Feb 2024 (50 days) by Jeffries & Dibbens Estate and Lettings Agents, Portsmouth, Covering the South Coast

+ Add to report



£1,050 pcm

2 bedroom flat

Hart Plain Avenue, Waterlooville, Hampshire, PO8

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Mar 2024 to 12 Apr 2024 (17 days) by Your Move Lettings, Waterlooville

+ 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: **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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