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LET PROPERTY PACK

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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...

LETPR®PERTY





Puffin Walk, Waterlooville, PO8 9XN

212367905

Property Key Features

2 BedroomsFac1 BathroomGroSpacious RoomsLeaThree-Piece BathroomCurEasy Access to Local AmenitiesMar

Factor Fees: £200 pm Ground Rent: TBC Lease Length: 90 years Current Rent: £850 Market Rent: £1,000

Lounge





Kitchen





Bedrooms





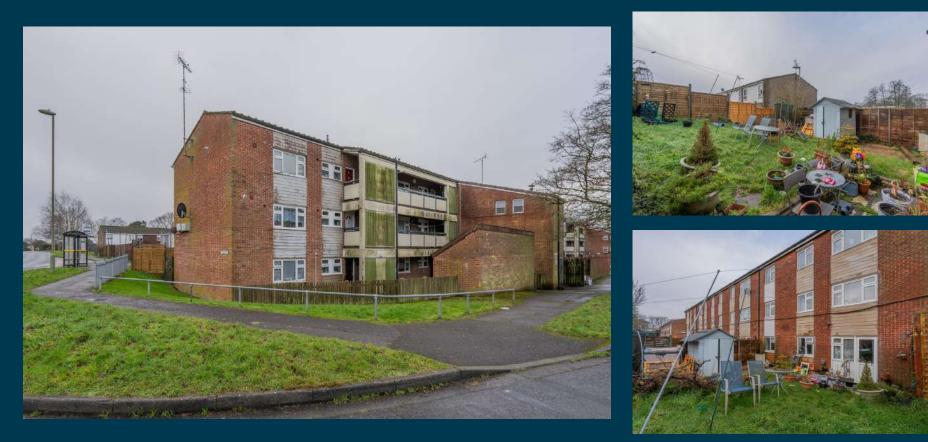
Bathroom





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



25% Deposit	£51,750.00
SDLT Charge	£11,990
Legal Fees	£1,000.00
Total Investment	£64,740.00

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 £850 per calendar month but the potential market rent is



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	твс	
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%	<mark>0.71</mark> %

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

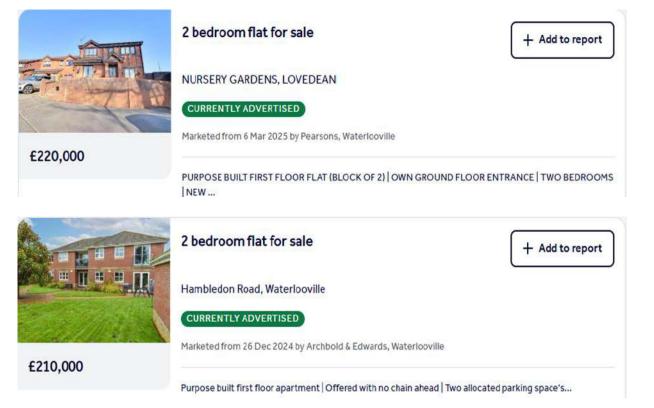
Net Return

-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.



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

£1,050 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



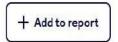
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2 bedroom flat

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
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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: 5 years+

Payment history: On time for length of tenancy







Puffin Walk, Waterlooville, PO8 9XN

212367905

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.

