

LET PROPERTY PACK

INVESTMENT INFORMATION

Sutherlands Way,
Eastleigh, SO53

214665426

 www.letproperty.co.uk





Property Description

Our latest listing is in Sutherlands Way, Eastleigh, SO53.

Get instant cash flow of **£925** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£1,022** which would provide the investor a Gross Yield of **6.2%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

Don't miss out on this fantastic investment opportunity...



Sutherlands Way,
Eastleigh, SO53

214665426



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Ample Cupboard Space

Factor Fees: £83 pm

Ground Rent: TBC

Lease Length: 85 years

Current Rent: £925

Market Rent: £1,022

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £199,000.00 and borrowing of £149,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 199,000.00

25% Deposit	£49,750.00
SDLT Charge	£9,950
Legal Fees	£1,000.00
Total Investment	£60,700.00

Projected Investment Return



The monthly rent of this property is currently set at £925 per calendar month but the potential market rent is

£ 1,022

Returns Based on Rental Income	£925	£1,022
Mortgage Payments on £149,250.00 @ 5%	£621.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£83.00	
Ground Rent	TBC	
Letting Fees	£92.50	£102.20
Total Monthly Costs	£812.38	£822.08
Monthly Net Income	£112.63	£199.93
Annual Net Income	£1,351.50	£2,399.10
Net Return	2.23%	3.95%

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 **£355.10**
Adjusted To

Net Return **0.59%**

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

Annual Net Income **-£585.90**
Adjusted To

Net Return **-0.97%**

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 £229,950.



2 bedroom flat for sale

[+ Add to](#)

Sutherlands Way, Chandler's Ford, Eastleigh

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Feb 2023 to 28 Jul 2023 (158 days) by Sparks Ellison, Chandler's Ford

Outstanding top floor apartment | Brand new fitted kitchen | 20'8" x 13' Living room | Two good s



2 bedroom flat for sale

[+ Add to](#)

Sutherlands Way, Chandler's Ford, Eastleigh, Hampshire, SO53

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Feb 2024 to 28 Sep 2024 (221 days) by Morris Dibben, Chandler's Ford

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

2 bedroom apartment

+ Add to report

Hursley Road, Chandlers Ford, Eastleigh, Hampshire, SO53

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Feb 2024 to 1 Apr 2024 (45 days) by Alexander Keen, Chandlers Ford

SOUGHT AFTER CORNER POSITION! FIRST FLOOR APARTMENT IN VERY WELL REGARDED RESIDENTIAL AREA



£1,300 pcm

3 bedroom semi-detached house

+ Add to report

Mead Road, Chandler's Ford, Hampshire, SO53

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Feb 2024 to 7 Mar 2024 (34 days) by Charters, Chandlers Ford

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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

Sutherlands Way, Eastleigh, SO53

214665426

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.



LETPROPERTY