

# LET PROPERTY PACK

## INVESTMENT INFORMATION

White Star Place,  
Southampton, SO14

218233393

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





## Property Description

Our latest listing is in White Star Place, Southampton, SO14

Get instant cash flow of **£725** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.5%** 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...



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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Well-Maintained Kitchen**

**Factor Fees: £200.00 PM**

**Ground Rent: £25.75 PM**

**Lease Length: 104 years**

**Current Rent: £725**

**Market Rent: £950**

# Lounge



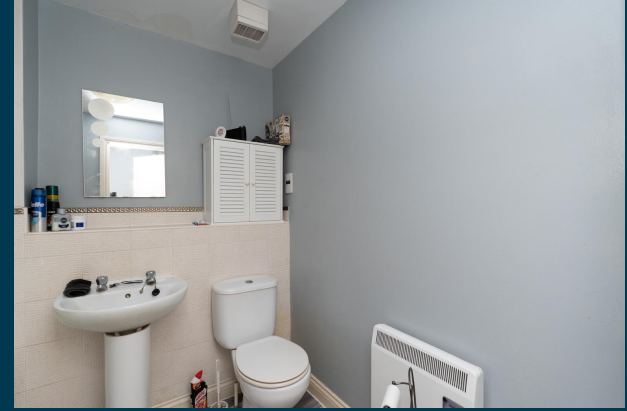
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 120,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £30,000.00 |
| SDLT Charge      | £6,000     |
| Legal Fees       | £1,000.00  |
| Total Investment | £37,000.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 950



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



| Returns Based on Rental Income       | £725    | £950      |
|--------------------------------------|---------|-----------|
| Mortgage Payments on £90,000.00 @ 5% | £375.00 |           |
| Est. Building Cover (Insurance)      | £15.00  |           |
| Approx. Factor Fees                  | £200.00 |           |
| Ground Rent                          | £25.75  |           |
| Letting Fees                         | £72.50  | £95.00    |
| Total Monthly Costs                  | £688.25 | £710.75   |
| Monthly Net Income                   | £36.75  | £239.25   |
| Annual Net Income                    | £441.00 | £2,871.00 |
| Net Return                           | 1.19%   | 7.76%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£971.00**  
Adjusted To

Net Return                      **2.62%**

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

Annual Net Income      **£1,380.00**  
Adjusted To

Net Return                      **3.73%**

# 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 £135,000.



£135,000

## 1 bedroom flat for sale

Ocean Village

CURRENTLY ADVERTISED

SOLD STC

Marketed from 19 Jul 2024 by Goadsby, Southampton

+ Add to report



£135,000

## 1 bedroom flat for sale

South Western House, Southampton, Hampshire, SO14

CURRENTLY ADVERTISED

Marketed from 7 Oct 2023 by Austin & Wyatt, Southampton

+ Add to r

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

## 1 bedroom apartment

+ Add to report

White Star Place, Southampton

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Oct 2024 to 1 Nov 2024 (30 days) by Leaders Waterside Properties Lettings, Ocean Village



£925 pcm

## 1 bedroom flat

+ Add to report

White Star Place, Southampton, Hampshire, SO14

CURRENTLY ADVERTISED

LET AGREED

Marketed from 23 Oct 2020 by Clear Residential, Southampton

# 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 5 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.



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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.



**LETPROPERTY**