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# LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Peel Close, Verwood, BH31 7AY

218548362

🌐 www.letproperty.co.uk 🤇

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## **Property** Description

Our latest listing is in Peel Close, Verwood, BH31 7AY

Get instant cash flow of £1,200 per calendar month with a 7.58% Gross Yield for investors.

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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#### Peel Close, Verwood, BH31 7AY

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2 Bedrooms Fact 2 Bathrooms Grou Good Condition Leas Private Underground Parking Curr

**Property Key Features** 

Factor Fees: £87 pm Ground Rent: £21 pm Lease Length: 136 years Current Rent: £1,200

## Lounge





## **Kitchen**





## Bedrooms





## Bathroom









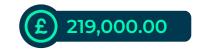






Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£54,750.00
SDLT Charge	£12,830
Legal Fees	£1,000.00
Total Investment	£68,580.00

## **Projected** Investment Return



#### The monthly rent of this property is currently set at £1,200 per calendar month



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

Returns Based on Rental Income	£1,200
Mortgage Payments on £164,250.00 @ 5%	£684.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£87.00
Ground Rent	£21.00
Letting Fees	£120.00
Total Monthly Costs	£927.38
Monthly Net Income	<b>£272.63</b>
Annual Net Income	£3,271.50
Net Return	<mark>4.77</mark> %

#### Return Stress Test Analysis Report





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

Annual Net Income **£871.50** Adjusted To

Net Return 1.27%

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

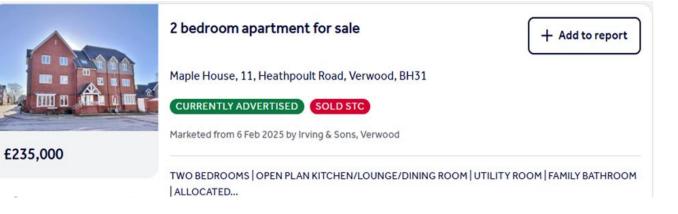
Annual Net Income **£238.50** Adjusted To

Net Return 0.35%

## 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 £235,000.





### **Rent Comparables Report**

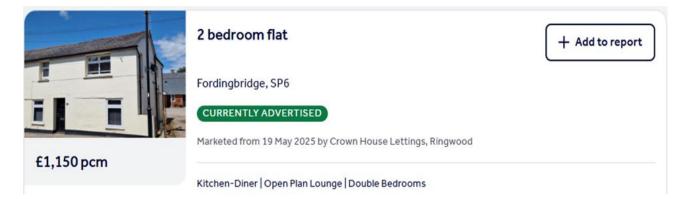


This property is situated in a high demand rental area with rents achieving as much as £1,175 based on the analysis carried out by our letting team at **Let Property Management**.



£1,175 pcm

	2 bedroom apartment + Add to report	]
-	Barrows Mews, Ringwood, Hampshire, BH24	
-	NO LONGER ADVERTISED LET AGREED	
	Marketed from 12 Apr 2024 to 3 Jun 2024 (51 days) by Irving & Sons, Verwood	
	TWO BEDROOMS   MASTER WITH EN- SUITE SHOWER   BATHROOM   OPEN PLAN KITCHEN/ LOUNGE   PRIVATE GARD	





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.







#### Peel Close, Verwood, BH31 7AY

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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.

