

LET PROPERTY PACK

INVESTMENT INFORMATION

Arctic Road, Cowes, PO31

221484761

 www.letproperty.co.uk





Property Description

Our latest listing is in Arctic Road, Cowes, PO31

This property has a potential to rent for **£1,300** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

2 bedroom

2 bathroom

Spacious Lounge

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,300

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 200,000.00

25% Deposit £50,000.00

SDLT Charge £11,500

Legal Fees £1,000.00

Total Investment £62,500.00

Projected Investment Return



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



Returns Based on Rental Income	£1,300
Mortgage Payments on £150,000.00 @ 5%	£625.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£130.00
Total Monthly Costs	£770.00
Monthly Net Income	£530.00
Annual Net Income	£6,360.00
Net Return	10.18%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,760.00**
Adjusted To

Net Return **6.02%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£3,360.00**
Adjusted To

Net Return **5.38%**

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 house for sale

+ Add to report

Arctic Road, Cowes

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 May 2023 to 9 Sep 2023 (121 days) by Lancasters, Isle of Wight



£195,000

2 bedroom house for sale

+ Add to report

Arctic Road, Cowes

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Mar 2021 to 23 Sep 2021 (183 days) by Marvins, Cowes

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,550 based on the analysis carried out by our letting team at **Let Property Management**.



£1,550 pcm

2 bedroom apartment

Marinus Court, Cowes

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Jul 2024 to 17 Oct 2024 (97 days) by Hose Rhodes Dickson, Cowes

+ Add to report



£1,300 pcm

2 bedroom apartment

Marinus Court, Cowes

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Mar 2025 to 28 Apr 2025 (34 days) by Hose Rhodes Dickson, Cowes

+ Add to report

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

- ✓ Tenancy Agreement in place: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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