

LET PROPERTY PACK

INVESTMENT INFORMATION

Fratton Way, Southsea,
PO4

209592033

 www.letproperty.co.uk





Property Description

Our latest listing is in Fratton Way, Southsea, PO4

Get instant cash flow of **£1,275** per calendar month with a **11.3%** Gross Yield for investors.

This property has a potential to rent for **£1,325** which would provide the investor a Gross Yield of **11.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



Fratton Way, Southsea,
PO4

209592033



Property Key Features

2 Bedrooms

2 Bathrooms

Balcony

Well-Equipped Kitchen

Factor Fees: £497.76 PM

Ground Rent: £25.00 PM

Lease Length: 108 years

Current Rent: £1,275

Market Rent: £1,325

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £135,000.00 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 135,000.00

25% Deposit	£33,750.00
SDLT Charge	£6,950
Legal Fees	£1,000.00
Total Investment	£41,700.00

Projected Investment Return



The monthly rent of this property is currently set at £1,275 per calendar month but the potential market rent is

£ 1,325



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



Returns Based on Rental Income	£1,275	£1,325
Mortgage Payments on £101,250.00 @ 5%	£421.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£497.76	
Ground Rent	£25.00	
Letting Fees	£127.50	£132.50
Total Monthly Costs	£1,087.14	£1,092.14
Monthly Net Income	£187.87	£232.87
Annual Net Income	£2,254.38	£2,794.38
Net Return	5.41%	6.70%

Return **Stress Test** Analysis Report



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

Annual Net Income **£144.38**
Adjusted To

Net Return **0.35%**

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

Annual Net Income **£1,069.38**
Adjusted To

Net Return **2.56%**

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 apartment for sale

+ Add to report

Fratton Way, Southsea

NO LONGER ADVERTISED

Marketed from 20 Jun 2023 to 11 Sep 2023 (82 days) by Lawson Rose, Southsea



£160,000

2 bedroom flat for sale

+ Add to report

Fratton Way, Southsea

NO LONGER ADVERTISED **SOLD STC**

Marketed from 18 Oct 2022 to 8 Sep 2023 (324 days) by Fox & Sons, Southsea

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

2 bedroom flat

[+ Add to report](#)

Vista Fratton Way, Southsea, Hampshire, PO4

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Mar 2025 to 2 Apr 2025 (30 days) by Your Move Lettings, Southsea



£1,100 pcm

2 bedroom flat

[+ Add to report](#)

Vista Fratton Way, Southsea, Hampshire, PO4

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Dec 2022 to 8 Feb 2023 (68 days) by Your Move Lettings, Southsea

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.



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209592033

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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