

LET PROPERTY PACK

INVESTMENT INFORMATION

Christchurch Rd,
Bournemouth BH7

208811065

 www.letproperty.co.uk





Property Description

Our latest listing is in Christchurch Rd, Bournemouth BH7

Get instant cash flow of **£5,258** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£5,700** which would provide the investor a Gross Yield of **6.9%** 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...



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Property Key Features

A block of 5 modern flats
-3 flats with 1 bedroom each
-2 flats with 2 bedrooms each

5 Bathrooms

Spacious Rooms

Parking Spaces Available

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £5,258

Market Rent: £5,700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £995,000.00 and borrowing of £746,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 995,000.00

25% Deposit	£248,750.00
SDLT Charge	£70,600
Legal Fees	£1,000.00
Total Investment	£320,350.00

Projected Investment Return



The monthly rent of this property is currently set at £5,258 per calendar month but the potential market rent is

£ 5,700



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.



Returns Based on Rental Income	£5,258	£5,700
Mortgage Payments on £746,250.00 @ 5%	£3,109.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£525.80	£570.00
Total Monthly Costs	£3,650.18	£3,694.38
Monthly Net Income	£1,607.83	£2,005.63
Annual Net Income	£19,293.90	£24,067.50
Net Return	6.02%	7.51%

Return **Stress Test** Analysis Report



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

Annual Net Income **£12,667.50**
Adjusted To

Net Return **3.95%**

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

Annual Net Income **£9,142.50**
Adjusted To

Net Return **2.85%**

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 £995,000.



MR GREEN
ESTATE AGENTS

£995,000

 Floorplan

3 bedroom apartment for sale

Ocean, 53 Boscombe Overcliff Drive, Bournemouth, BH5 2DW

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Stunning sea views | Double garage | Three double bedrooms | Bifold doors from living room and be...

Marketed from 25 Mar 2024 by Mr Green Estate Agents, Southbourne



£900,000

 Floorplan

3 bedroom flat for sale

Portman Estate

+ Add to report

NO LONGER ADVERTISED

Stunning 3 Bedroom Apartment | Large Wrap Around Balcony | Delightful Sea & Coastal Views | Moder...

Marketed from 28 Oct 2022 to 21 Jun 2023 (236 days) by Goadsby, Southbourne

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £5,700 based on the analysis carried out by our letting team at **Let Property Management**.



£6,067 pcm

1 bedroom flat

Hatfield Gardens, Bournemouth, Dorset, BH7

+ Add to report

NO LONGER ADVERTISED

Live the high life in a luxurious 0-bedroom penthouse with panoramic views and top-notch facilities...

SOLD PRICE HISTORY

18 Jul 2003	£165,000
11 Feb 2002	£122,950

Marketed from 1 May 2024 to 8 May 2024 (7 days) by Right Now Residential, London



£4,800 pcm

6 bedroom maisonette

Carlton Road, Bournemouth,

+ Add to report

NO LONGER ADVERTISED

Maisonette | Furnished | Two Bathrooms | Private Garden | Large Modern Kitchen | MOST BILLS INC...

Marketed from 23 Jul 2024 to 30 Jul 2024 (7 days) by Churchfield Estate Agents, Bournemouth

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**

 Current term of tenancy: **2 years**


 Standard Tenancy Agreement In Place: **Yes**

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

 Fully compliant tenancy: **Yes**
Fully compliant tenancy including
EICR & Gas Safety in order

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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