

LET PROPERTY PACK

INVESTMENT INFORMATION

Howerts CI, Warsash,
Southampton SO31

209418638

 www.letproperty.co.uk





Property Description

Our latest listing is in Howerts Cl, Warsash, Southampton SO31

Get instant cash flow of **£2,200** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£3,000** which would provide the investor a Gross Yield of **7.4%** if the rent was increased to market rate.

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...



Property Key Features



Howerts Cl, Warsash,
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5 Bedrooms

**4 Bathrooms
-3 Ensuite
-Large main bathroom**

Spacious Rooms

EPC Rating is B+

**Has ground floor WC and
handbasin situated in the
Garage workshop.**

**The garage/workshop is apart
from the main door insulated in
the roof and walls.**

**A drop down access to the loft
which is floored and has velux
windows, power and lighting.**

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,200

Market Rent: £3,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £489,000.00 and borrowing of £366,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 489,000.00

25% Deposit	£122,250.00
SDLT Charge	£26,620
Legal Fees	£1,000.00
Total Investment	£149,870.00

Projected Investment Return



The monthly rent of this property is currently set at £2,200 per calendar month but the potential market rent is

£3,000



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	£2,200	£3,000
Mortgage Payments on £366,750.00 @ 5%	£1,528.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£220.00	£300.00
Total Monthly Costs	£1,763.13	£1,843.13
Monthly Net Income	£436.88	£1,156.88
Annual Net Income	£5,242.50	£13,882.50
Net Return	3.50%	9.26%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,882.50**
Adjusted To

Net Return **5.26%**

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

Annual Net Income **£6,547.50**
Adjusted To

Net Return **4.37%**

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 £475,000.



£475,000



3 bedroom end of terrace house for sale

Hillside Mews, Sarisbury Green, SO31

+ Add to report

NO LONGER ADVERTISED SOLD STC

Modern three bedroom home | South west facing garden | Set in a small architecturally attractiv...

SOLD PRICE HISTORY	
31 Oct 2022	£455,000
18 Dec 2007	£345,000

Marketed from 25 May 2022 to 27 Feb 2023 (277 days) by Brambles Estate Agents (Warsash) Ltd, Warsash



£465,000



3 bedroom end of terrace house for sale

Rowe Ashe Way, Locks Heath, Southampton, Hampshire, SO31

+ Add to report

CURRENTLY ADVERTISED SOLD STC

LARGE PLOT APPROACHING 1/2 ACRE | THREE DOUBLE BEDROOMS | GARAGE | PARKING | POPULAR SARISBURY GR...

Marketed from 7 Nov 2023 by Mann, Locks Heath

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,000 based on the analysis carried out by our letting team at **Let Property Management**.



£3,250 pcm

 Floorplan

4 bedroom end of terrace house

Titchfield Road, Stubbington, Fareham, Hampshire, PO14

+ Add to report

NO LONGER ADVERTISED

Impressive Grade II Listed property | Four bedrooms | Two reception rooms | Kitchen/breakfast roo...

Marketed from 25 Oct 2022 to 25 Oct 2022 by Charters, Bishops Waltham



£2,600 pcm

 Floorplan

4 bedroom end of terrace house

Titchfield Road, Stubbington, Fareham FULLY FURNISHED

+ Add to report

NO LONGER ADVERTISED LET AGREED






Four Bedrooms | Grade II Listed Georgian Country House | Fully Furnished | Enclosed Garden | Elec...

Marketed from 21 Jun 2023 to 28 Aug 2023 (67 days) by Pearsons, Fareham

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: **5 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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