

LET PROPERTY PACK

INVESTMENT INFORMATION

Howerts Cl, Warsash, Southampton SO31

209418638











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...







Howerts Cl, Warsash, Southampton SO31

209418638



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







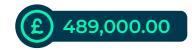
Initial Outlay





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



25% Deposit **£122,250.00**

SDLT Charge £26,620

Legal Fees £1,000.00

Total Investment £149,870.00

Projected Investment Return





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.

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



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

£7,882.50

Annual Net Income

Adjusted To

Net Return

5.26%

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

Annual Net Income

£6,547.50

Adjusted To

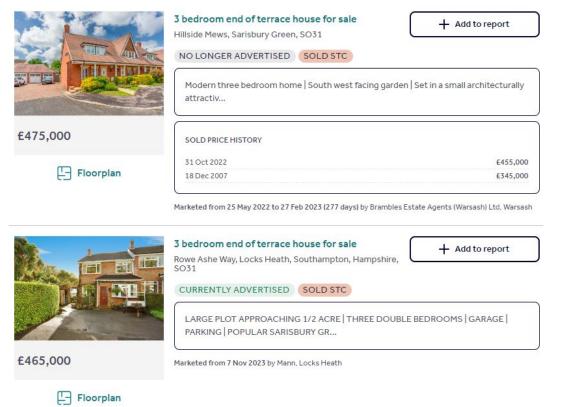
Net Return

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.



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.



4 bedroom end of terrace house

Titchfield Road, Stubbington, Fareham, Hampshire,

+ Add to report

+ 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





Garden | Elec...

NO LONGER ADVERTISED LET AGREED

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

£2,600 pcm

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.





Interested in this property investment?

Call us on **0141 478 0985**



Howerts Cl, Warsash, Southampton SO31



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.