

LET PROPERTY PACK

INVESTMENT INFORMATION

Bury Road, Gosport, PO12

209502104

 www.letproperty.co.uk





Property Description

Our latest listing is in Bury Road, Gosport, PO12

Get instant cash flow of **£1,475** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£2,000** 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...



Bury Road, Gosport, PO12

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Property Key Features

2 Bedrooms

2 Bathrooms

Modern Lounge and Kitchen

Spacious Rooms

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: £0.00

Current Rent: £1,475

Market Rent: £2,000

Lounge



Kitchen



Bedrooms



Bathroom





Figures based on assumed purchase price of £350,000.00 and borrowing of £262,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 350,000

| | |
|------------------|-------------|
| 25% Deposit | £87,500.00 |
| SDLT Charge | 15500 |
| Legal Fees | £1,000.00 |
| Total Investment | £104,000.00 |

Projected Investment Return



The monthly rent of this property is currently set at £1,475 per calendar month but the potential market rent is

£ 2,000

| Returns Based on Rental Income | £1,475 | £2,000 |
|---------------------------------------|------------------|------------------|
| Mortgage Payments on £262,500.00 @ 5% | £1,093.75 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £0.00 | |
| Ground Rent | £0.00 | |
| Letting Fees | £147.50 | £200.00 |
| Total Monthly Costs | £1,256.25 | £1,308.75 |
| Monthly Net Income | £219 | £691 |
| Annual Net Income | £2,625 | £8,295 |
| Net Return | 2.52% | 7.98% |

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£4,295**
Adjusted To

Net Return **4.13%**

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

Annual Net Income **£3,045**
Adjusted To

Net Return **2.93%**

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 £390,000.



£390,000

3 bedroom detached house for sale

+ Add to report

Bury Road, Gosport, PO12

NO LONGER ADVERTISED

Marketed from 15 Aug 2023 to 16 Apr 2024 (244 days) by Fenwicks Estate Agents, Gosport



£325,000

3 bedroom terraced house for sale

+ Add to report

St Andrews Road, Gosport

CURRENTLY ADVERTISED

SOLD STC

Marketed from 17 Jun 2024 by Dimon Estate Agents, Gosport

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,650 based on the analysis carried out by our letting team at **Let Property Management**.



£1,650 pcm

3 bedroom house

+ Add to report

Testcombe Road, GOSPORT

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Mar 2024 to 29 Mar 2024 (27 days) by Fox & Sons - Lettings, Gosport



£1,495 pcm

3 bedroom terraced house

+ Add to report

Little Green, Gosport

NO LONGER ADVERTISED






LET AGREED

Marketed from 2 Aug 2022 to 15 Sep 2022 (43 days) by Beals, Gosport

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: **Within 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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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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