

LET PROPERTY PACK

INVESTMENT INFORMATION

Boveridge Gardens,
Bournemouth, BH9

209944830

 www.letproperty.co.uk





Property Description

Our latest listing is in Boveridge Gardens, Bournemouth, BH9

Get instant cash flow of **£895** per calendar month with a **4.4%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **6.0%** 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...



Boveridge Gardens,
Bournemouth, BH9

209944830



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 995 yrs

Current Rent: £895

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £242,000.00 and borrowing of £181,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 242,000.00

25% Deposit	£60,500.00
SDLT Charge	£7,260
Legal Fees	£1,000.00
Total Investment	£68,760.00

Projected Investment Return



The monthly rent of this property is currently set at £895 per calendar month but the potential market rent is

£ 1,200

Returns Based on Rental Income	£895	£1,200
Mortgage Payments on £181,500.00 @ 5%	£756.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£89.50	£120.00
Total Monthly Costs	£860.75	£891.25
Monthly Net Income	£34.25	£308.75
Annual Net Income	£411.00	£3,705.00
Net Return	0.60%	5.39%

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 **£1,305.00**
Adjusted To

Net Return **1.90%**

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

Annual Net Income **£75.00**
Adjusted To

Net Return **0.11%**

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 £300,000.



2 bedroom end of terrace house for sale

Boveridge Gardens, MUSCLIFF, Bournemouth, BH9

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Immaculately presented end terrace home | Enclosed rear garden | Off road parking | Epiphany Scho...

£300,000

Floorplan

SOLD PRICE HISTORY

14 Nov 2014	£197,000
7 May 2008	£168,000
27 Sep 2002	£121,500



2 bedroom terraced house for sale

Boveridge Gardens, Bournemouth, BH9

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Well Presented | Two Double Bedrooms | Stylish Kitchen And Bathroom | Popular Location | Cul-De-S...

£300,000

Floorplan

SOLD PRICE HISTORY

29 Sep 2022	£330,000
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Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,375 based on the analysis carried out by our letting team at **Let Property Management**.



£1,375 pcm

2 bedroom terraced house

+ Add to report

Two bedroom House - Muscliffe - Garden, Conservatory, ORP & Rear Garden - £1375.00 pcm

NO LONGER ADVERTISED

Marketed from 4 Dec 2023 to 22 Dec 2023 (17 days) by Whites Estates, Bournemouth



£1,300 pcm

2 bedroom terraced house

+ Add to report

Boveridge Gardens, Bournemouth, BH9

NO LONGER ADVERTISED

Marketed from 10 Apr 2024 to 14 Apr 2024 (3 days) by OpenRent, London

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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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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