

LET PROPERTY PACK

INVESTMENT INFORMATION

Drayton Road,
Portsmouth, PO2 0BX

213164306

 www.letproperty.co.uk





Property Description

Our latest listing is in Drayton Road, Portsmouth, PO2 0BX

Get instant cash flow of **£640** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Drayton Road,
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Property Key Features

1 bedroom

1 bathroom

Well Maintained Property

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £640

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,000.00

25% Deposit	£38,750.00
SDLT Charge	£7,750
Legal Fees	£1,000.00
Total Investment	£47,500.00

Projected Investment Return

The monthly rent of this property is currently set at £640 per calendar month but the potential market rent is



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	£640	£1,000
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£64.00	£100.00
Total Monthly Costs	£563.38	£599.38
Monthly Net Income	£76.63	£400.63
Annual Net Income	£919.50	£4,807.50
Net Return	1.94%	10.12%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,807.50**
Adjusted To

Net Return **5.91%**

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

Annual Net Income **£2,482.50**
Adjusted To

Net Return **5.23%**

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 £167,500.



£167,500

1 bedroom flat for sale

+ Add to report

Kirby Road, Portsmouth, PO2

CURRENTLY ADVERTISED

Marketed from 11 Oct 2024 by Chinneck Shaw, Chinneck Shaw

GREAT LOCATION CLOSE TO COLLEGE PARK | PERFECT FIRST TIME PURCHASE | LARGE LOUNGE | DOUBLE BEDROO...



£160,000

1 bedroom apartment for sale

+ Add to report

Kingston Crescent, Portsmouth, Hampshire

NO LONGER ADVERTISED SOLD STC

Marketed from 31 May 2022 to 1 Apr 2024 (670 days) by Leaders Sales, Portsmouth

No Forward Chain | 1 Bedroom | Utility Room | Dressing Room | Shower Room | Garden | Gas Central ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

1 bedroom flat

+ Add to report

Fratton road, Portsmouth

CURRENTLY ADVERTISED

LET AGREED

Marketed from 17 Jan 2025 by Morris Dibben, Portsmouth

One bedroom apartment | Second floor | Offered unfurnished with white goods | Spacious balcony | ...



£1,050 pcm

1 bedroom flat

+ Add to report

Stubbington Avenue, Portsmouth

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 May 2024 to 29 May 2024 (22 days) by Mann Lettings, Portsmouth

Available Now | Modern One Bedroom Apartment | Large Open Plan Lounge | Modern Kitchen | Four Pie...

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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