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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...

LETPR®PERTY





Drayton Road, Portsmouth, PO2 0BX

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1 bedroomFactor Fe1 bathroomGround RWell Maintained PropertyLease Ler

Property Key Features

Easy Access to Local Amenities

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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

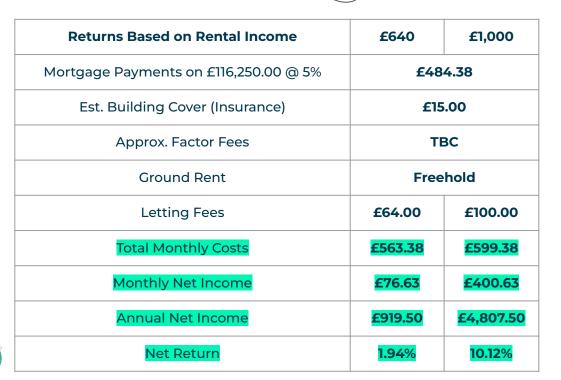


25% Deposit	£38,750.00
SDLT Charge	£7,750
Legal Fees	£1,000.00
Total Investment	£47,500.00

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 £640 per calendar month but the potential market rent is







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.

	1 bedroom flat for sale	+ Add to report
	Kirby Road, Portsmouth, PO2	
	CURRENTLY ADVERTISED Marketed from 11 Oct 2024 by Chinneck Shaw, Chinneck Shaw	
£167,500	GREAT LOCATION CLOSE TO COLLEGE PARK PERFECT FIRST TIME PURCHASE LARGE LOUNGE DOUBLE BEDROO	





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**.





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

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.

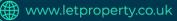


Payment history: On time for length of tenancy

Current term of tenancy: 5 years







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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.

