

# LET PROPERTY PACK

### **INVESTMENT INFORMATION**

London Road, Waterlooville, PO8

219608959











## **Property Description**

Our latest listing is in London Road, Waterlooville, PO8

Get instant cash flow of £850 per calendar month with a 8.1% Gross Yield for investors.

This property has a potential to rent for £997 which would provide the investor a Gross Yield of 9.5% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...







London Road, Waterlooville, PO8



3 bedroom

1 bathroom

**Spacious Rooms** 

**Good Condition** 

**Factor Fees: TBC** 

**Ground Rent: TBC** 

Lease Length: 59 years

Current Rent: £850

Market Rent: £997

219608959

## Kitchen









## **Bedrooms**



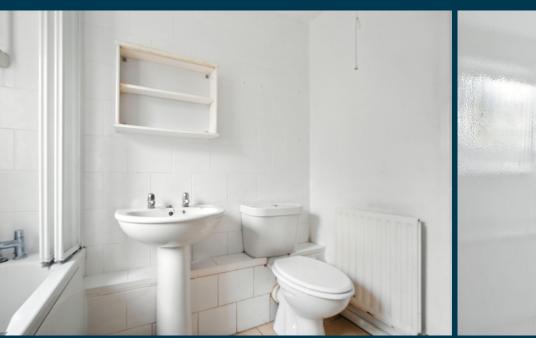






## Bathroom







## **Exterior**





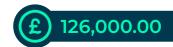
## **Initial Outlay**





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£31,500.00** 

SDLT Charge £6,320

Legal Fees £1,000.00

Total Investment £38,820.00

## **Projected Investment Return**





Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

997
991

Returns Based on Rental Income	£850	£997
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	ТВС	
Letting Fees	£85.00	£99.70
Total Monthly Costs	£493.75	£508.45
Monthly Net Income	£356.25	£488.55
Annual Net Income	£4,275.00	£5,862.60
Net Return	11.01%	15.10%

## Return Stress Test Analysis Report





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

Annual Net Income

£3,868.60

Adjusted To

Net Return

9.97%

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

Annual Net Income

£3,972.60

Adjusted To

Net Return

10.23%

## 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 £455,000.



3 bedroom house for sale

+ Add to report

Horndean, Waterlooville

(NO LONGER ADVERTISED)

SOLD STC

Marketed from 20 Feb 2024 to 7 Oct 2024 (230 days) by Pearsons, Clanfield





+ Add to report

£260,000

London Road, Cowplain, Waterlooville, PO8

NO LONGER ADVERTISED

Marketed from 7 Dec 2024 to 9 May 2025 (152 days) by Purplebricks, covering Portsmouth

## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property**Management.



London Road, Horndean

+ Add to report

NO LONGER ADVERTISED

3 bedroom apartment

LET AGREED

Marketed from 21 Aug 2023 to 10 Oct 2023 (50 days) by Mann Lettings, Waterlooville





£800 pcm

3 bedroom flat

+ Add to report

Clanfield

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Nov 2023 to 15 Nov 2023 by Leaders Lettings, Waterlooville

## **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: 3 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** 



London Road, Waterlooville, PO8



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.