

LET PROPERTY PACK

INVESTMENT INFORMATION

North Everard Street King's Lynn, PE30

205506248











Property Description

Our latest listing is in North Everard Street King's Lynn, PE30

Get instant cash flow of £575 per calendar month with a 4.8% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 8.3% 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...







North Everard Street King's Lynn, PE30



2 bedrooms

1 bathroom

New Bathroom

Open Plan Living/Kitchen Area

Factor Fees: £0

Ground Rent: TBC

Lease Length: TBC

Current Rent: £575

Market Rent: £1,000

205506248

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









Initial Outlay





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£36,250.00**

SDLT Charge £4,350

Legal Fees £1,000.00

Total Investment £41,600.00

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 £575 per calendar month but the potential market rent is

Returns Based on Rental Income	£575	£1,000
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	ТВС	
Letting Fees	£57.50	£100.00
Total Monthly Costs	£525.63	£568.13
Monthly Net Income	£49.38	£431.88
Annual Net Income	£592.50	£5,182.50
Net Return	1.42%	12.46%

Return Stress Test Analysis Report





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

Annual Net Income

£3,182.50

Adjusted To

Net Return

7.65%

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

Annual Net Income

£3,007.50

Adjusted To

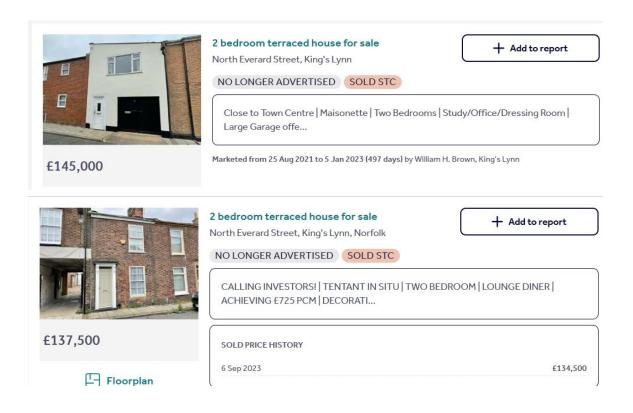
Net Return

7.23%

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 £145,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property**Management.



£1,500 pcm

2 bedroom house

Hay Green Road, Terrington St Clement

NO LONGER ADVERTISED

ALL BILLS INCLUDED! 2 bedroom cottage | fully furnished | off-road parking | village location | ...

Marketed from 14 Mar 2023 to 19 Apr 2023 (36 days) by Abbotts Lettings, Kings Lynn



£1,300 pcm

2 bedroom terraced house

Old Hunstanton Road, Hunstanton, Norfolk, PE36

NO LONGER ADVERTISED LET AGREED

Fully Furnished | Shops and amenities nearby | Fitted Kitchen | Bathroom | Garden | Parking

Marketed from 9 Jan 2023 to 28 Feb 2023 (50 days) by My House Online, King's Lynn

+ Add to report

+ Add to report

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



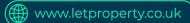
Fully compliant tenancy: YES

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.







Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

North Everard Street King's Lynn, PE30



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.