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# HMO Investment Portfolio, Southampton

## Guide Price £300,000

SIX-BEDROOM PROFESSIONAL HMO | SEVERN ROAD, SO16 | PART OF A 20-BEDROOM INVESTMENT PORTFOLIO

Approx figures
Gross rent £35,868P.A
12.11% Return on Investment

A six-bedroom semi-detached professional HMO situated on Severn Road, SO16, forming part of an established Southampton investment portfolio comprising three properties and a total of 20 bedrooms.

The property is arranged over two floors, with three bedrooms on the ground floor and three on the first floor, alongside communal kitchen, dining and living accommodation.

The ground floor opens into an entrance hall, with the first bedroom situated to the right. Further along is an open-plan kitchen and dining area, leading through to a sunroom currently used as an additional communal living space. Double doors from the sunroom provide access to the rear garden, which includes a patio area, garden shed and lawn.

The ground floor also accommodates two further bedrooms. One is situated within the rear extension and benefits from en-suite facilities. The third bedroom has its own walk-in shower, with a separate toilet and wash basin.

The first floor comprises the remaining three bedrooms and a communal bathroom fitted with a walk-in shower, toilet and wash basin.

THE INVESTMENT PORTFOLIO

This property is one of three HMOs included within a wider Southampton investment portfolio, comprising:

Emsworth Road, SO15 – detached eight-bedroom professional HMO, with further potential subject to the necessary consents.

Severn Road, SO16 – six-bedroom professional HMO.

Severn Road, SO16 – six-bedroom professional HMO.

Together, the three properties provide 20 bedrooms, with the portfolio currently reported as fully occupied and producing rental income.

Portfolio guide price: £1,050,000.

To arrange a viewing or discuss the wider investment opportunity, please contact Hunters Southampton on 023 8098 7720.

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# RENTAL YIELD
## ASSUMED FIGURES

| Property Size / Letting Type | SEVERN 6 BED Professional | SEVERN 6 BED Professional | EMSWORTH ROAD 8 BED Professional |
|---|---|---|---|
| Purchase Price | 300,000 | 325,000 | 435,000 |
| Mortgage (75%) | 225,000 | 243,750 | 326,250 |
| Deposit (25%) | 75,000 | 81,250 | 108,750 |
| Solicitors Fees | 3,000 | 3,000 | 3,000 |
| Stamp Duty | 17,500 | 20,000 | 34,000 |
| Mortgage Fee | 1,000 | 1,000 | 1,000 |
| Valuation | 800 | 800 | 800 |
| Survey | 1,500 | 1,500 | 1,500 |
| Renovation Cost | 1,500 | 1,500 | 1,500 |
| **Total Cash Needed** | **117,800** | **128,550** | **172,050** |
| **Income** | | | |
| Gross Rental Income (Per Annum) | 35,868 | 38,748 | 51,707.88 |
| PCM (Total) | 2,989 | 3,229 | 4,309 |
| **Total Per Annum** | **35,868** | **38,748** | **51,707.88** |
| **Expenses** | | | |
| Bills | 7,200 | 7,200 | 9,600 |
| Council Tax | 0 | 0 | 0 |
| Water | 0 | 0 | 0 |
| Cleaner | 0 | 0 | 0 |
| Mortgage | 14,400 | 15,600 | 20,880 |
| Phone/Net | 0 | 0 | 0 |
| **Total Expenses** | **21,600** | **22,800** | **30,480** |
| **Net Profit** (Per Annum) | **14,268** | **15,948** | **21,227.88** |
| **Approx. % Return (ROI)** | **12.11%** | **12.41%** | **12.34%** |

## KEY FEATURES

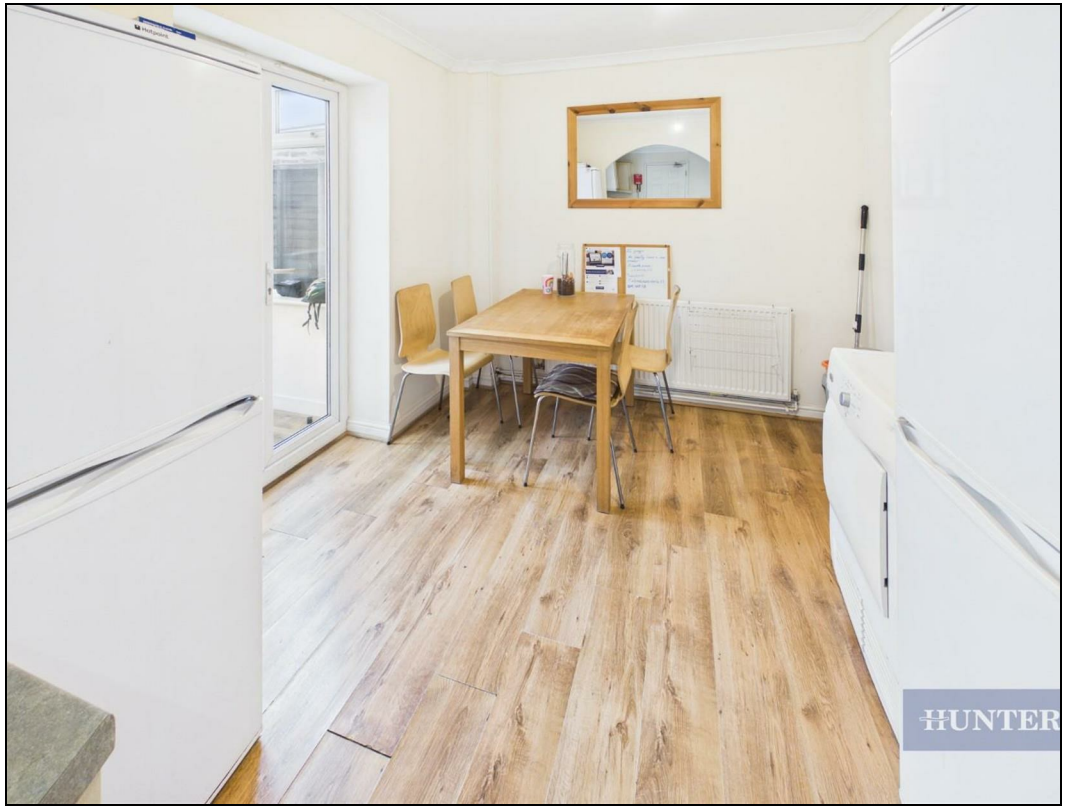
- Portfolio Price: £1,050,000
- Established HMO investment portfolio in Southampton
- Total of 20 lettable bedrooms
- Two six-bedroom professional HMOs on Severn Road, SO16
- Detached eight-bedroom professional HMO on Emsworth Road, SO15
- All HMO's reported to house Working professionals
- Reported full occupancy across all three properties
- Indicative gross rental yield of 12.04%
- Suitable for investors seeking an established multi-property HMO portfolio
- Independent legal, financial and tax advice recommended

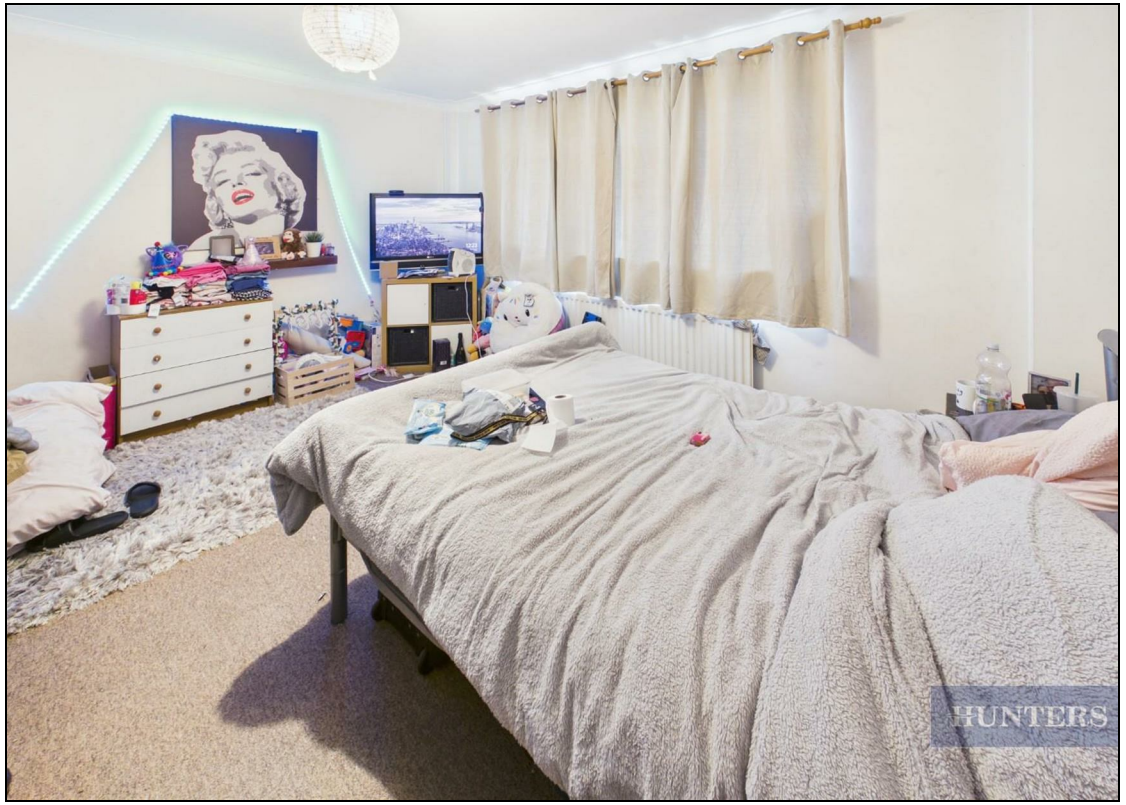




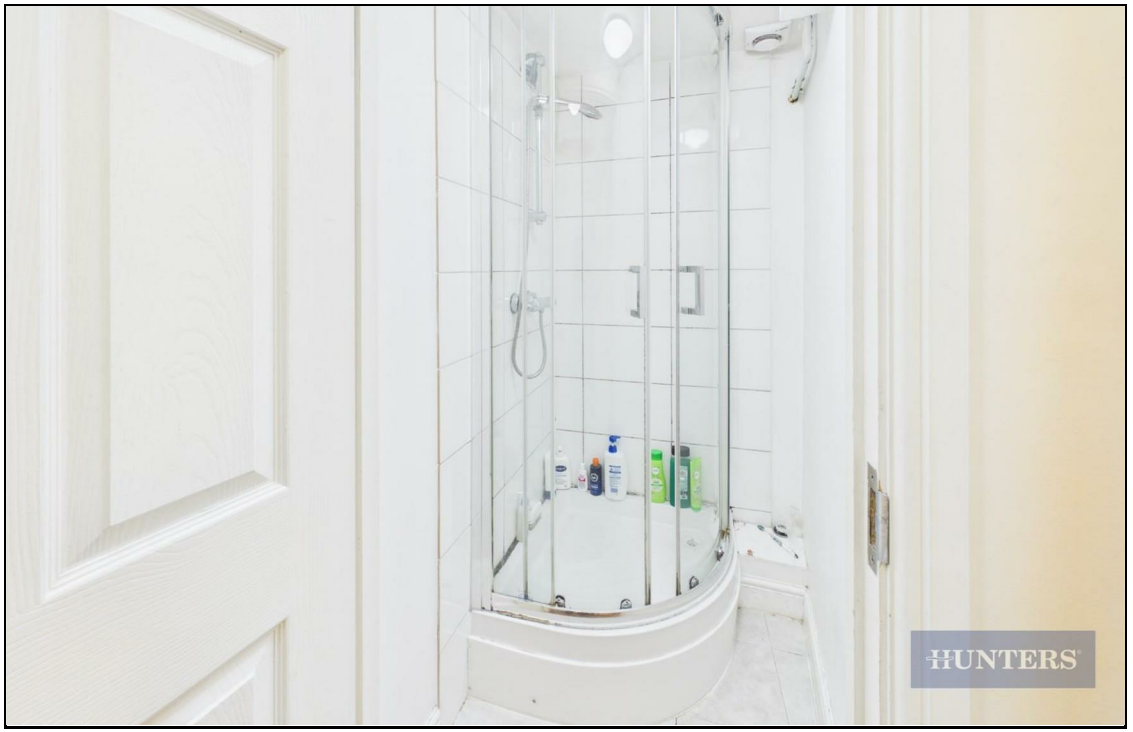





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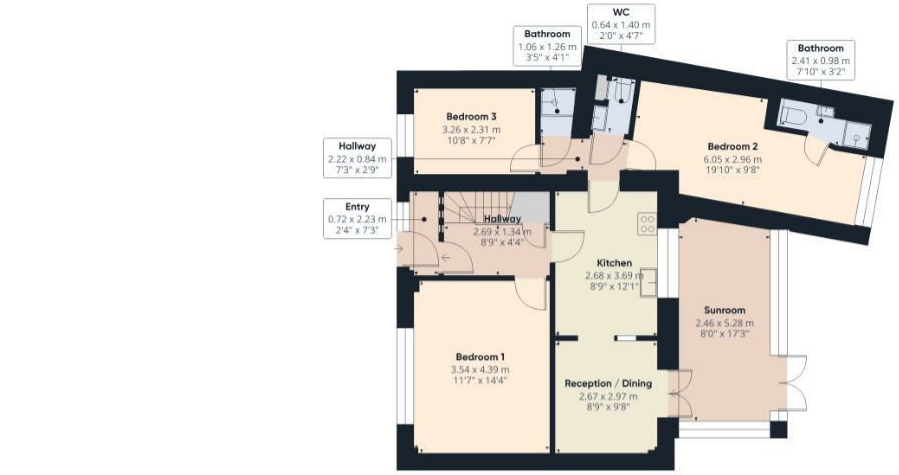

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Ground Floor




Floor 1

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**Approximate total area**(1)

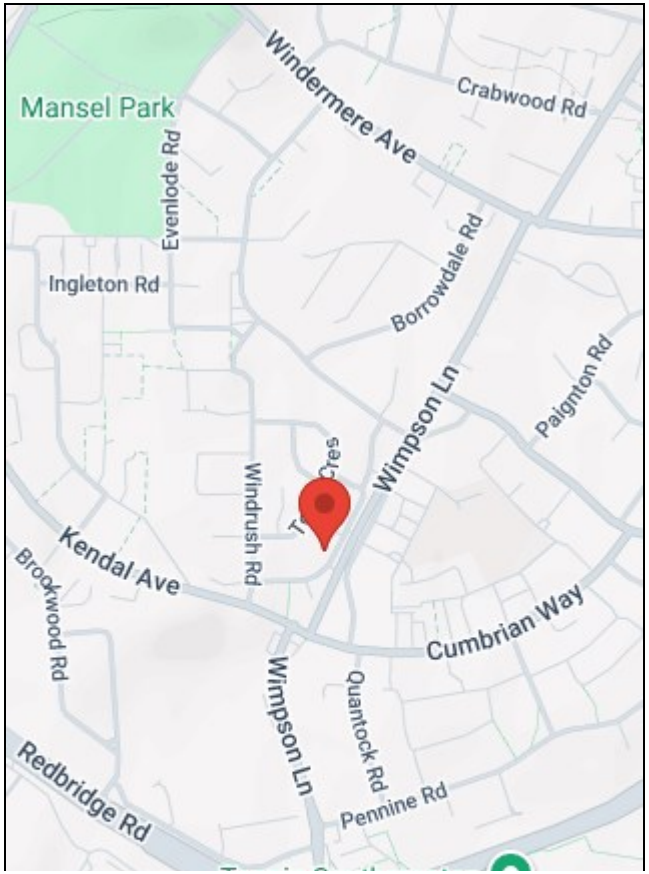
122.9 m²

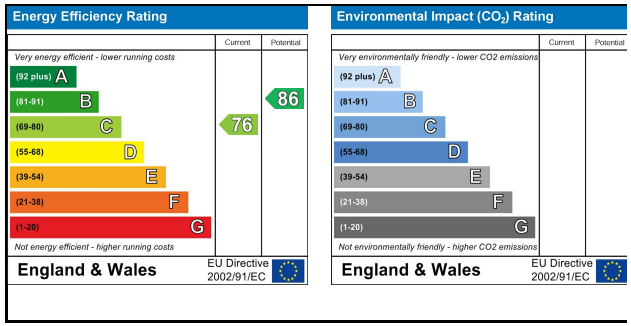
1323 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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