

LET PROPERTY PACK

INVESTMENT INFORMATION

Windmill St, Gravesend,
DA12

208872886

 www.letproperty.co.uk





Property Description

Our latest listing is in Windmill St, Gravesend, DA12

Get instant cash flow of **£1,300** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **6.8%** if the rent was increased to market rate.

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



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DA12

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Property Key Features

2 Bedrooms

1 Bathroom

Garden Grounds

Allocated Parking

Factor Fees: £60.00

Ground Rent: £0.00

Lease Length: £0.00

Current Rent: £1,300

Market Rent: £1,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £264,000.00 and borrowing of £198,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 264,000

25% Deposit	£66,000.00
SDLT Charge	8620
Legal Fees	£1,000.00
Total Investment	£75,620.00

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 £1,300 per calendar month but the potential market rent is

£1,500

Returns Based on Rental Income	£1,300	£1,500
Mortgage Payments on £198,000.00 @ 5%	£825.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£60.00	
Ground Rent	£0.00	
Letting Fees	£130.00	£150.00
Total Monthly Costs	£1,030.00	£1,050.00
Monthly Net Income	£270	£450
Annual Net Income	£3,240	£5,400
Net Return	4.28%	7.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,400**
Adjusted To

Net Return **3.17%**

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

Annual Net Income **£1,440**
Adjusted To

Net Return **1.90%**

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 £250,000.



£250,000

2 bedroom flat for sale

Windmill Street, Gravesend

+ Add to report

NO LONGER ADVERTISED

Two Double Bedrooms | High Ceilings and Large Rooms | Sleek and Modern Decor | Open Plan Living |...

Marketed from 14 Apr 2018 to 19 Jun 2018 (66 days) by M & M Estate & Letting Agents, Gravesend



£190,000

2 bedroom flat for sale

Windmill Street, Gravesend

+ Add to report

NO LONGER ADVERTISED

Spacious 2 Bedroom Flat | Brand New Fitted Kitchen | Brand New Bathroom | New fitted carpets | Wa...

SOLD PRICE HISTORY

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 apartment

The Pavilion, Wrotham Road, Gravesend, Kent, DA11

+ Add to report

NO LONGER ADVERTISED LET AGREED

Modern apartment | Split level | Excellent internal condition | Two double bedrooms | En suite fa...

SOLD PRICE HISTORY



£1,000 pcm

2 bedroom apartment

Windmill Street, Gravesend

+ Add to report

NO LONGER ADVERTISED LET AGREED






Two Double Bedrooms | High Ceilings and Large Rooms | Sleek and Modern Decor | Open Plan Living ...

Marketed from 30 Jul 2018 to 4 Sep 2018 (35 days) by M & M Estate & Letting Agents, Gravesend

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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **Within 2 years**
-  Payment history: **On time for length of tenancy**

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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