

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Mansted Gardens,  
Romford, RM6

208499851

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Mansted Gardens, Romford, RM6

Get instant cash flow of **£3,000** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£3,200.00** which would provide the investor a Gross Yield of **6.0%** if the rent was increased to market rate.

**With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investor's portfolio.**

Don't miss out on this fantastic investment opportunity...



Mansted Gardens,  
Romford, RM6

208499851



## Property Key Features

**4 Bedroom**

**1 Bathroom**

**Lounge and Kitchen**

**Designated Parking**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £3,000**

**Market Rent: £3,200**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £645,000.00 and borrowing of £483,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 645,000.00

25% Deposit	£161,250.00
SDLT Charge	£39,100
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£201,350.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £3,000 per calendar month but the potential market rent is

£ 3,200



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.



Returns Based on Rental Income	£3,000	£3,200.00
Mortgage Payments on £483,750.00 @ 5%	<b>£2,015.63</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>Freehold</b>	
Letting Fees	<b>£300.00</b>	<b>£320.00</b>
<b>Total Monthly Costs</b>	<b>£2,330.63</b>	<b>£2,350.63</b>
<b>Monthly Net Income</b>	<b>£669.38</b>	<b>£849.38</b>
<b>Annual Net Income</b>	<b>£8,032.50</b>	<b>£10,192.50</b>
<b>Net Return</b>	<b>3.99%</b>	<b>5.06%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,792.50**  
Adjusted To

Net Return                      **1.88%**

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

Annual Net Income      **£517.50**  
Adjusted To

Net Return                      **0.26%**

# 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 £650,000.00.



£650,000



4 bedroom end of terrace house for sale  
Jarrow Road, Chadwell Heath, RM6

+ Add to report

CURRENTLY ADVERTISED

FOUR BEDROOM | EXTENDED | END OF TERRACE | GARAGE | OFF STREET PARKING | GREAT LOCAL AMENITIES | ...

SOLD PRICE HISTORY	
4 Apr 1996	£51,350

Marketed from 7 Mar 2024 by Hunters, Chadwell Heath



£650,000

4 bedroom detached house for sale  
Express Drive, Ilford

+ Add to report

NO LONGER ADVERTISED

5 minutes wak to Goodmayes train station | Good size backyard garden | Fully fit Kitchen | 10 min...

Marketed from 16 Oct 2023 to 10 Nov 2023 (24 days) by Open House Estate Agents, Nationwide

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,200 based on the analysis carried out by our letting team at **Let Property Management**.



£3,500 pcm

4 bedroom terraced house

Goodmayes Lane, Ilford, IG3

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 2080394

Marketed from 17 May 2024 to 24 May 2024 (6 days) by OpenRent, London



£3,250 pcm

4 bedroom semi-detached house

Aberdour Road, Ilford, Essex, IG3

+ Add to report

CURRENTLY ADVERTISED LET AGREED






Frestons are pleased to present this stunning four bedroom modern house in Ilford, IG3.

Marketed from 26 Jun 2024 by Frestons, Covering London and the Home Counties

# 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.



Mansted Gardens, Romford, RM6

208499851

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.



**LETPROPERTY**