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LET PROPERTY PACK

INVESTMENT INFORMATION

Mansted Gardens, Romford, RM6

208499851

(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 ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Mansted Gardens, Romford, RM6

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4 Bedroom 1 Bathroom Lounge and Kitchen

Property Key Features

Designated Parking

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Factor Fees: £0.00 Ground Rent: Freehold Lease Length: Freehold Current Rent: £3,000 Market Rent: £3,200







Kitchen





Bedrooms

















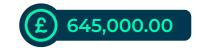
Initial Outlay





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



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

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 £3,000 per calendar month but the potential market rent is



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

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.

- All	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					
000	SOLD PRICE HISTORY					
E Floorplan	4 Apr 1996	£51,350				
	Marketed from 7 Mar 2024 by Hunters, Chadwell Heath					



+ Add to report

Express Drive, Ilford

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

£650,000

£650

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



NO LONGER ADVERTISED

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

+ Add to report

+ Add to report

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



£3,250 pcm

1	bedr	room	semi	-det	ach	ed l	nouse

Aberdour Road, Ilford, Essex, IG3

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

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

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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





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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.

Interested in this property investment?

Call us on 0141 478 0985

