

LET PROPERTY PACK

INVESTMENT INFORMATION

Cameron Road
Croydon, CR0 2SR

205791248

 www.letproperty.co.uk





Property Description

Our latest listing is in Cameron Road Croydon, CR0 2SR

Get instant cash flow of **£950** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£1,207** which would provide the investor a Gross Yield of **7.4%** if the rent was increased to market rate.

With a tenant currently situated, this space has been kept in good condition and a rental income that ensures fantastic returns (tenants guaranteed for a year or even more), this property will make a rewarding addition to an investors portfolio.

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



Cameron Road
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Property Key Features

1 Bedroom

1 Bathroom

Spacious Room

Modern Kitchen

Factor Fees: £95.00

Ground Rent: TBC

Lease Length: 979 yrs

Current Rent: £950

Market Rent: £1,207

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £196,000.00 and borrowing of £146,625.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 196,000.00

25% Deposit	£48,875.00
SDLT Charge	£5,865
Legal Fees	£1,000.00
Total Investment	£55,740.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,207



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	£950	£1,207
Mortgage Payments on £146,625.00 @ 5%	£610.94	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£95.00	
Ground Rent	TBC	
Letting Fees	£95.00	£120.70
Total Monthly Costs	£815.94	£841.64
Monthly Net Income	£134.06	£365.36
Annual Net Income	£1,608.75	£4,384.35
Net Return	2.89%	7.87%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,970.35**
Adjusted To

Net Return **3.53%**

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

Annual Net Income **£1,451.85**
Adjusted To

Net Return **2.60%**

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

1 bedroom ground floor flat for sale

Cameron Road, Croydon, CR0 2SR

+ Add to report

NO LONGER ADVERTISED

Please Quote WD0026 When Enquiring About This Property | Bright One Bedroom Ground Floor Flat | P..

Marketed from 30 May 2022 to 20 Jun 2022 (20 days) by eXp UK, London



£250,000

1 bedroom flat for sale

Cameron Road, Croydon, CR0

+ Add to report

NO LONGER ADVERTISED

Fantastic 1 bedroom apartment | Refurbished to an excellent standard | Generous reception room | ...

Marketed from 1 Nov 2019 to 12 Feb 2020 (102 days) by Foxtons, Croydon

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,800 pcm

2 bedroom apartment

Cameron Road, Croydon, CR0

NO LONGER ADVERTISED LET AGREED

+ Add to report

Property Ref No: 100866 | 3D tour on PropertyLoop Website | Talk with a Local expert on PropertyL...

Marketed from 25 Oct 2023 to 21 Dec 2023 (56 days) by PropertyLoop, London



£1,600 pcm

2 bedroom flat

Cameron Road, Croydon

CURRENTLY ADVERTISED LET AGREED

+ Add to report






Water is included | Two Double Bedroom | Large Living Area | Off Street Parking | Double Glazed...

Marketed from 30 Jul 2024 by Barnard Marcus Lettings, Thornton Heath Lettings

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: **5 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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