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LET PROPERTY PACK

INVESTMENT INFORMATION

Duke's Ride, Crowthorne, RG45

209242650

(www.letproperty.co.uk



Property Description

Our latest listing is in Duke's Ride, Crowthorne, RG45

This property has a potential to rent for £5,500 which would provide the investor a Gross Yield of 2.6% if the rent was increased to market rate.

A space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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





Duke's Ride, Crowthorne, RG45

209242650

19 bedroom 19 Bathroom Spacious Rooms Three Piece Bathroom

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Property Key Features

Factor Fees: £0.00 Ground Rent: £0.00 Lease Length: TBC Market Rent: £5,500







Bedrooms





Bathroom





Exterior





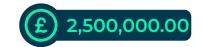
Initial Outlay





Figures based on assumed purchase price of £2,500,000.00 and borrowing of £1,875,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit	£625,000.00
Stamp Duty ADS @ 6%	£150,000.00
LBTT Charge	£258,350
Legal Fees	£1,000.00
Total Investment	£1,034,350.00

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.

Returns Based on Rental Income	£5,500
Mortgage Payments on £1,875,000.00 @ 5%	£7,812.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£550.00
Total Monthly Costs	£8,377.50
Monthly Net Income	-£2,877.50
Annual Net Income	-£34,530.00
Net Return	<mark>-3.34%</mark>



Return Stress Test Analysis Report





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

Annual Net Income -£45,530.00 Adjusted To

Net Return

-4.40%

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

Annual Net Income -£72,030.00 Adjusted To

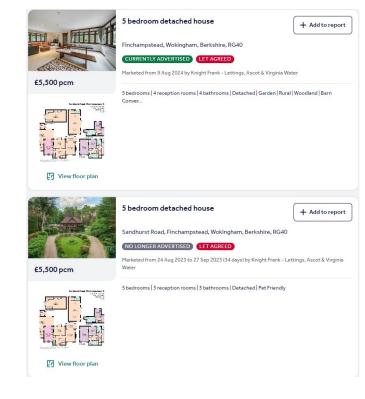
Net Return

-6.96%

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £5,500 based on the analysis carried out by our letting team at **Let Property Management**.



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: N/A





Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A

Current term of tenancy: VACANT



Fully compliant tenancy: N/A

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.







Duke's Ride, Crowthorne, RG45

PROPERTY ID: 12345678

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.

