

LET PROPERTY PACK

INVESTMENT INFORMATION

Broughton Road, Thornton
Heath, CR7

217163637

 www.letproperty.co.uk





Property Description

Our latest listing is in Broughton Road, Thornton Heath, CR7

Get instant cash flow of **£2,000** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£2,800** which would provide the investor a Gross Yield of **9.7%** if the rent was increased to market rate.

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



Broughton Road,
Thornton Heath, CR7

217163637



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Private Driveway Parking

**Factor Fees and Ground Rent:
£21.00 PM**

Lease Length: 89 years

Current Rent: £2,000

Market Rent: £2,800

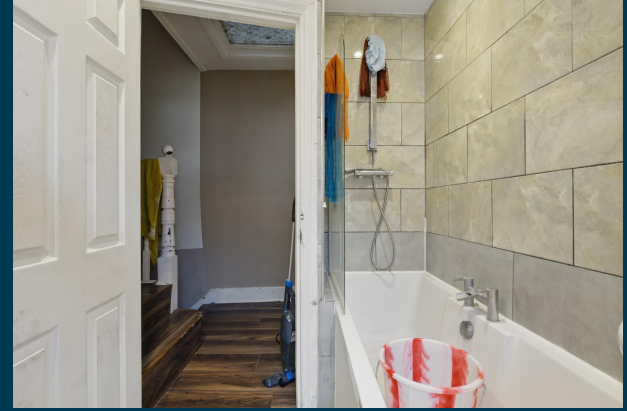
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £345,000.00 and borrowing of £258,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 345,000.00

25% Deposit	£86,250.00
SDLT Charge	£24,500
Legal Fees	£1,000.00
Total Investment	£111,750.00

Projected Investment Return



The monthly rent of this property is currently set at £2,000 per calendar month but the potential market rent is

£ 2,800



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	£2,000	£2,800
Mortgage Payments on £258,750.00 @ 5%	£1,078.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees and Ground Rent	£21.00	
Letting Fees	£200.00	£280.00
Total Monthly Costs	£1,314.13	£1,394.13
Monthly Net Income	£685.88	£1,405.88
Annual Net Income	£8,230.50	£16,870.50
Net Return	7.37%	15.10%

Return **Stress Test** Analysis Report



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

Annual Net Income **£11,270.50**
Adjusted To

Net Return **10.09%**

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

Annual Net Income **£11,947.50**
Adjusted To

Net Return **10.69%**

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 £425,000.



£425,000

4 bedroom semi-detached house for sale

+ Add to rep

Broughton Road, Thornton Heath, CR7

NO LONGER ADVERTISED

Marketed from 22 Jun 2023 to 8 Nov 2023 (138 days) by Goodfellows, Mitcham



£365,000

3 bedroom semi-detached house for sale

+ Add to report

Marden Crescent, Croydon

NO LONGER ADVERTISED

Marketed from 20 Jun 2020 to 20 Aug 2020 (60 days) by James Alexander Estate Agents, Norbury

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,000 based on the analysis carried out by our letting team at **Let Property Management**.



£3,000 pcm

3 bedroom flat

Pollards Hill West, SW16

NO LONGER ADVERTISED

Marketed from 21 Jul 2023 to 21 Sep 2023 (62 days) by Bairstow Eves Lettings, Norbury

+ Add to report



£2,650 pcm

3 bedroom apartment

Watteau Square, Croydon, London, CR0

NO LONGER ADVERTISED

Marketed from 23 Apr 2025 to 25 Apr 2025 (2 days) by VervLife, Grafton Quarter

+ Add to report

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.



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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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