

LET PROPERTY PACK

INVESTMENT INFORMATION

Morris Blitz Court, Foulden Road, London, N16 7UJ

217581328











Property Description

Our latest listing is in Morris Blitz Court, Foulden Road, London, N16 7UJ

Get instant cash flow of £3,200 per calendar month with a 6.51% Gross Yield for investors.

This property has a potential to rent for £3,500 which would provide the investor a Gross Yield of 7.12% if the rent was increased to market rate.

With a tenant currently situated, 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...







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4 Bedrooms

3 Bathrooms

HMO Investment

Communal Front and Rear Garden

Factor Fees: £250 pm

Ground Rent: TBC

Lease Length: 990 years

Current Rent: £3,200

Market Rent: £3,500

Lounge





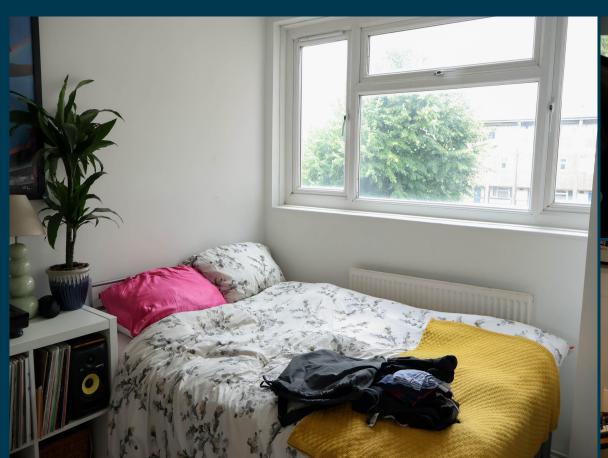
Kitchen





Bedrooms







Bathroom









Exterior





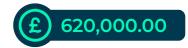
Initial Outlay





Figures based on assumed purchase price of £620,000.00 and borrowing of £465,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£155,000.00**

SDLT Charge £52,000

Legal Fees £1,000.00

Total Investment £208,000.00

Projected Investment Return

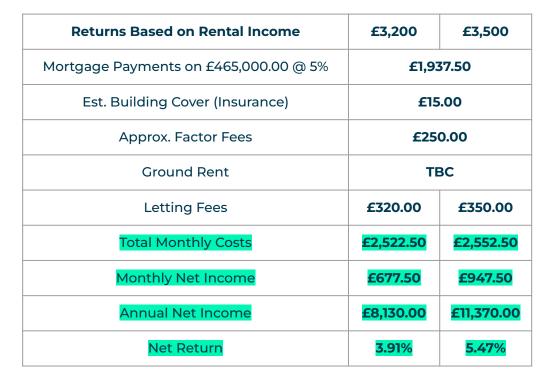


The monthly rent of this property is currently set at £3,200 per calendar month but the potential market rent is





Our industry leading letting agency
Let Property Management can
provide advice on achieving full
market rent.



Return Stress Test Analysis Report





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

Annual Net Income

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Adjusted To

£4,370.00

Net Return

2.10%

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

Annual Net Income

£2,070.00

Adjusted To

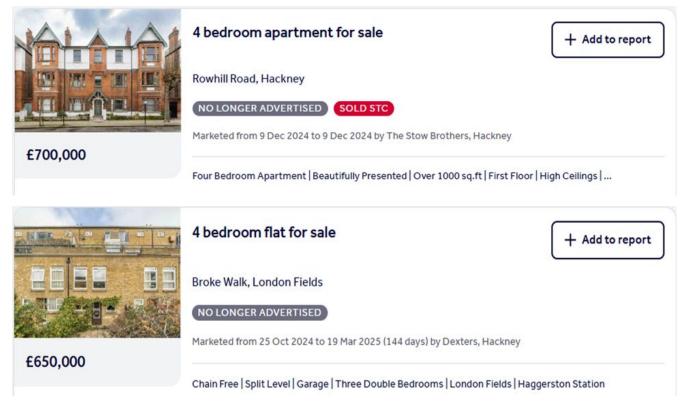
Net Return

1.00%

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 £700,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,684 based on the analysis carried out by our letting team at **Let Property Management**.





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: **Moved in** within the last 2 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.





Interested in this property investment?

Call us on **0141 478 0985**



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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.

