

LET PROPERTY PACK

INVESTMENT INFORMATION

Oval Road South,
Dagenham, RM10 9DR

219591244

 www.letproperty.co.uk





Property Description

Our latest listing is in Oval Road South, Dagenham, RM10 9DR

Get instant cash flow of **£950** per calendar month with a **5.18%** Gross Yield for investors.

This property has a potential to rent for **£1,246** which would provide the investor a Gross Yield of **6.8%** if the rent was increased to market rate.

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



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Property Key Features

2 Bedrooms

1 Bathroom

On-Street Parking

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 115 years

Current Rent: £950

Market Rent: £1,246

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £242,000.00 and borrowing of £181,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 242,000.00

25% Deposit £60,500.00

SDLT Charge £14,440

Legal Fees £1,000.00

Total Investment £75,940.00

Projected Investment Return



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

£1,246



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



Returns Based on Rental Income	£950	£1,246
Mortgage Payments on £181,500.00 @ 5%	£756.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£95.00	£124.60
Total Monthly Costs	£866.25	£895.85
Monthly Net Income	£83.75	£350.15
Annual Net Income	£1,005.00	£4,201.80
Net Return	1.32%	5.53%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,709.80**
Adjusted To

Net Return **2.25%**

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

Annual Net Income **£571.80**
Adjusted To

Net Return **0.75%**

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 £260,000.



£260,000

2 bedroom flat for sale

+ Add to report

Palliser Drive, Rainham

CURRENTLY ADVERTISED

Marketed from 20 Apr 2024 by M & P Estates, South Ockendon

TWO BEDROOM | GROUND FLOOR FLAT | ON ONWARD CHAIN | MODERN KITCHEN | COMMUNAL GARDEN | LEASEHOLD...



£255,000

2 bedroom flat for sale

+ Add to report

The Fanshaw, Gale Street, Dagenham

NO LONGER ADVERTISED

Marketed from 4 Dec 2024 to 28 Jan 2025 (54 days) by RE/MAX Property Hub, Devon

Few yards away from Becontree Tube Station | Close to the Dagenham Heathway Tube Station | Wheelc...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

2 bedroom flat

+ Add to report

Drake Crescent, London, SE28

NO LONGER ADVERTISED

Marketed from 1 Jul 2025 to 4 Aug 2025 (34 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2535808



£1,325 pcm

2 bedroom flat

+ Add to report

Wagstaff Gardens, Dagenham, RM9 4HQ

NO LONGER ADVERTISED

Marketed from 19 Aug 2024 to 20 Aug 2024 (1 days) by Anisten Homes, Ilford

8 Minute walk to Becontree Station | No Gas, Electric Cooker and Electric Heating | Purpose Built...

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: **6 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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