

LET PROPERTY PACK

INVESTMENT INFORMATION

Oval Road South,
Dagenham RM10

219658572

 www.letproperty.co.uk





Property Description

Our latest listing is in Oval Road South, Dagenham RM10

Get instant cash flow of **£1,350** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£1,350** which would provide the investor a Gross Yield of **6.8%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



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Property Key Features

2 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 115 years

Current Rent: £1,350

Market Rent: £1,350

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 238,000.00 and borrowing of £178,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 238,000.00

25% Deposit £59,500.00

SDLT Charge £14,160

Legal Fees £1,000.00

Total Investment £74,660.00

Projected Investment Return



The monthly rent of this property is currently set at £1,350 per calendar month but the potential market rent is

£ 1,350

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



Returns Based on Rental Income	£1,350	£1,350
Mortgage Payments on £178,500.00 @ 5%	£743.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£135.00	£135.00
Total Monthly Costs	£893.75	£893.75
Monthly Net Income	£456.25	£456.25
Annual Net Income	£5,475.00	£5,475.00
Net Return	7.33%	7.33%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,775.00**
Adjusted To

Net Return **3.72%**

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

Annual Net Income **£1,905.00**
Adjusted To

Net Return **2.55%**

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 £1,450 based on the analysis carried out by our letting team at **Let Property Management**.



£1,450 pcm

2 bedroom apartment

+ Add to report

Flat , Plover House, Capstan Drive, Rainham

NO LONGER ADVERTISED

Marketed from 6 Feb 2025 to 29 Mar 2025 (50 days) by Smart Move 09, Rainham

Close to amenities | Communal Garden | Easy Reach of Train Station | Fitted Bathroom | Fitted Kit...



£1,400 pcm

2 bedroom flat

+ Add to report

Roberts Place, Dagenham, London, RM10

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Aug 2024 to 22 Oct 2024 (70 days) by Stoneshaw Estates, Dagenham

2 Bedroom Top Floor Flat | Modern Bathroom | Newley Decorated | Gas Central Heating | Close to Da...

Current Tenant Profile



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: **Moved in within 2 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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