

LET PROPERTY PACK

INVESTMENT INFORMATION

Oval Road South, Dagenham RM10

219658572











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...





Oval Road South, Dagenham RM10



2 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: TBC

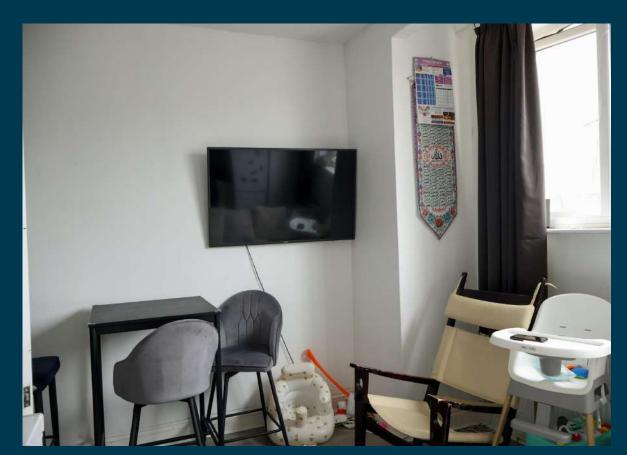
Lease Length: 115 years

Current Rent: £1,350

Market Rent: £1,350

Lounge









Kitchen



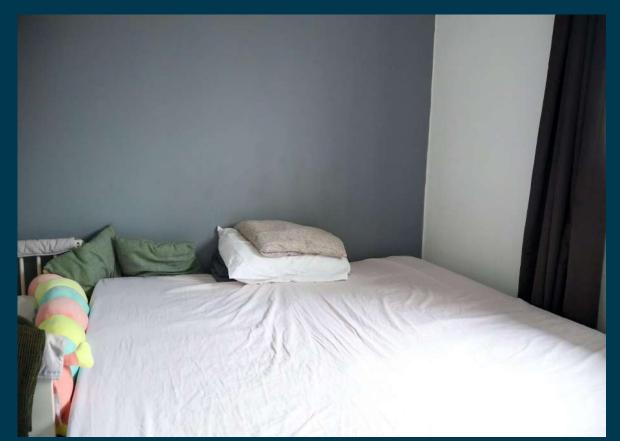






Bedrooms









Bathroom









Exterior









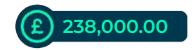
Initial Outlay





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



25% Deposit **£59,500.00**

SDLT Charge £14,160

Legal Fees £1,000.00

Total Investment £74,660.00

Projected Investment Return





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

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



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	ТВС	
Ground Rent	ТВС	
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



+ Add to report

+ Add to 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

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

The Fanshaw, Gale Street, Dagenham

NO LONGER ADVERTISED

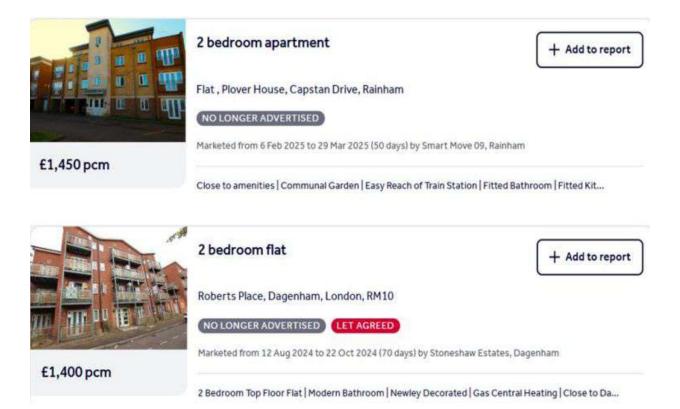
Marketed from 4 Dec 2024 to 28 Jan 2025 (54 days) by RE/MAX Property Hub, Devon

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**.



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



Current term of tenancy: **Moved in** within 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**



Oval Road South, Dagenham RM10



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.