

LET PROPERTY PACK

INVESTMENT INFORMATION

Oval Road South,
Dagenham, RM10 9DR

219685578

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£1,250** per calendar month with a **7.89%** Gross Yield for investors.

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

Communal Private Parking

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 115 years

Current Rent: £1,250

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 219,000.00

25% Deposit **£54,750.00**

SDLT Charge **£12,830**

Legal Fees **£1,000.00**

Total Investment £68,580.00

Projected Investment Return



The monthly rent of this property is currently set at £1,250 per calendar month



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



Returns Based on Rental Income	£1,250
Mortgage Payments on £164,250.00 @ 5%	£684.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£125.00
Total Monthly Costs	£824.38
Monthly Net Income	£425.63
Annual Net Income	£5,107.50
Net Return	7.45%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,607.50**
Adjusted To

Net Return **3.80%**

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

Annual Net Income **£1,822.50**
Adjusted To

Net Return **2.66%**

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 £225,000.



£225,000

2 bedroom apartment for sale

+ Add to report

Norton Road, Dagenham

CURRENTLY ADVERTISED

Marketed from 26 Dec 2024 by Lloyds Estate Agents, Woodford Green

2 Bedroom Top Floor Apartment with Garage En Bloc | Ideal First Time Buyer or Investor | Modernis...



£220,000

2 bedroom flat for sale

+ Add to report

Rainham Road South, Dagenham, London, RM10

CURRENTLY ADVERTISED

SOLD STC

Marketed from 5 Aug 2025 by MS Estates, Essex

TWO BEDROOM FLAT | FIRST FLOOR | GOOD SIZE LIVING AREA | KITCHEN | FAMILY BATHROOM

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

Oval Road South, Dagenham, Essex, RM10

NO LONGER ADVERTISED

Marketed from 17 Oct 2024 to 1 Nov 2024 (14 days) by Spencer Curtis Estates, Ilford

Gas Central Heating | White Goods | Close to local Amenities | Close to Transport links | Highly ...



£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**



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 the last 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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