

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Waylen Street, Reading, RG1 7UR

221267178











#### **Property Description**

Our latest listing is in Waylen Street, Reading, RG17UR

Get instant cash flow of £5,050 per calendar month with a 6.7% Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Waylen Street, Reading, RG17UR



#### **Property Key Features**

5 bedroom

4 bathroom

**Open-Plan Lounge and Dining** 

Well Equipped Kitchen

Factor Fees: £0.00

**Ground Rent: Freehold** 

Lease Length: Freehold

Current Rent: £5,050

221267178

## Lounge









#### Kitchen









#### **Bedrooms**









## Bathroom









#### **Exterior**





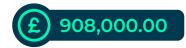
#### **Initial Outlay**





Figures based on assumed purchase price of £908,000.00 and borrowing of £681,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£227,000.00** 

SDLT Charge £80,800

Legal Fees £1,000.00

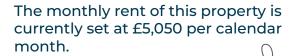
Total Investment £308,800.00

#### **Projected Investment Return**





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





Returns Based on Rental Income	£5,050
Mortgage Payments on £681,000.00 @ 5%	£2,837.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£505.00
Total Monthly Costs	£3,357.50
Monthly Net Income	£1,692.50
Annual Net Income	£20,310.00
Net Return	6.58%

#### Return Stress Test Analysis Report





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

Annual Net Income

£10,210.00

Adjusted To

Net Return

3.31%

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

Annual Net Income

£6,690.00

Adjusted To

Net Return

2.17%

#### 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 £850,000.



5 bedroom semi-detached house for sale

+ Add to report

Mansfield Road, Reading, Berkshire, RG1

NO LONGER ADVERTISED

Marketed from 23 Feb 2024 to 14 Aug 2024 (173 days) by Prospect Estate Agency, Reading

£850,000



£800,000

5 bedroom semi-detached house for sale

+ Add to report

Mansfield Road, Reading

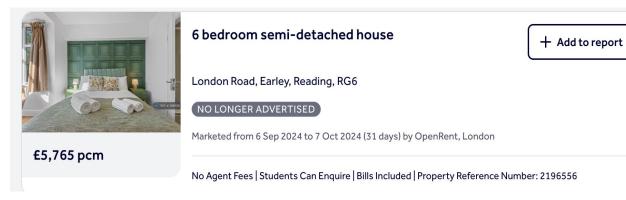
CURRENTLY ADVERTISED SOLD STC

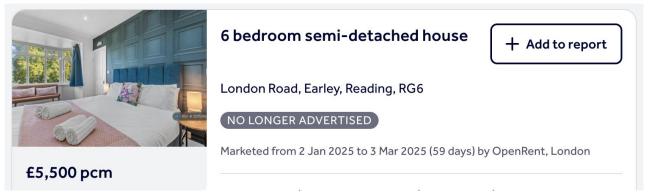
Marketed from 15 Nov 2024 by Farmer & Dyer, Caversham

#### Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £5,765 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 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** 



Waylen Street, Reading, RG1 7UR



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.