

LET PROPERTY PACK

INVESTMENT INFORMATION

Waylen Street, Reading,
RG1 7UR

221267178

 www.letproperty.co.uk





Property Description

Our latest listing is in Waylen Street, Reading, RG1 7UR

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,
RG1 7UR

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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

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

£ 908,000.00

25% Deposit £227,000.00

SDLT Charge £80,800

Legal Fees £1,000.00

Total Investment £308,800.00

Projected Investment Return



The monthly rent of this property is currently set at £5,050 per calendar month.

£5,050

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.



£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



£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**.



£5,765 pcm

6 bedroom semi-detached house

+ Add to report

London Road, Earley, Reading, RG6

NO LONGER ADVERTISED

Marketed from 6 Sep 2024 to 7 Oct 2024 (31 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number: 2196556



£5,500 pcm

6 bedroom semi-detached house

+ Add to report

London Road, Earley, Reading, RG6

NO LONGER ADVERTISED

Marketed from 2 Jan 2025 to 3 Mar 2025 (59 days) by OpenRent, London

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 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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