

LET PROPERTY PACK

INVESTMENT INFORMATION

Oval Road South,
Dagenham, RM10

219591231

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£1,275** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£1,373** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

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

Spacious Lounge

Fitted Kitchen

Factor Fees: £100.00 PM

Ground Rent: £20.80 PM

Lease Length: 114 years

Current Rent: £1,275

Market Rent: £1,373

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 £1,275 per calendar month but the potential market rent is

£ 1,373



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



Returns Based on Rental Income	£1,275	£1,373
Mortgage Payments on £178,500.00 @ 5%	£743.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	£20.80	
Letting Fees	£127.50	£137.30
Total Monthly Costs	£1,007.05	£1,016.85
Monthly Net Income	£267.95	£356.15
Annual Net Income	£3,215.40	£4,273.80
Net Return	4.31%	5.72%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,527.80**
Adjusted To

Net Return **2.05%**

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

Annual Net Income **£953.40**
Adjusted To

Net Return **1.28%**

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 £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

2 bedroom flat

Bromhall Road, Dagenham

NO LONGER ADVERTISED LET AGREED

Marketed from 10 Sep 2018 to 3 Sep 2024 (2184 days) by Carter & Willow, Dagenham

2 BEDROOMS | ALLOCATED PARKING | SECOND FLOOR FLAT | GAS CENTRAL HEATING | DOUBLE GLAZING | SECUR...

+ Add to report



£1,350 pcm

2 bedroom flat

Drake Crescent, London, SE28

NO LONGER ADVERTISED

Marketed from 1 Jul 2025 to 4 Aug 2025 (34 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2535808

+ Add to report

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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