

LET PROPERTY PACK

INVESTMENT INFORMATION

Oval Road South,
Dagenham, RM10

230086710

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£4,900** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£5,196** which would provide the investor a Gross Yield of **6.8%** if the rent was increased to market rate.

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

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



Oval Road South,
Dagenham, RM10

230086710



Property Key Features

**Portfolio of 4x Two-Bedroom
Flats**

4 Bathrooms

Spacious Living Spaces

Well-Equipped Fitted Kitchens

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £4,900.00

Market Rent: £5,196.00

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £920,000.00 and borrowing of £690,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 920,000.00

25% Deposit	£230,000.00
SDLT Charge	£82,000
Legal Fees	£1,000.00
Total Investment	£313,000.00

Projected Investment Return



The monthly rent of this property is currently set at £4,900 per calendar month but the potential market rent is

£ 5,196



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



Returns Based on Rental Income	£4,900.00	£5,196.00
Mortgage Payments on £690,000.00 @ 5%	£2,875.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£490.00	£519.60
Total Monthly Costs	£3,380.00	£3,409.60
Monthly Net Income	£1,520.00	£1,786.40
Annual Net Income	£18,240.00	£21,436.80
Net Return	5.83%	6.85%

Return **Stress Test** Analysis Report



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

Annual Net Income **£11,044.80**
Adjusted To

Net Return **3.53%**

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

Annual Net Income **£7,636.80**
Adjusted To

Net Return **2.44%**

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 £950,000.



£950,000

6 bedroom detached house for sale

Rosehaven, Carlton Road, Sidcup

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Oct 2025 to 15 Jun 2026 (234 days) by eXp UK, South East

+ Add to report



£900,000

6 bedroom detached house for sale

Findon Gardens, Rainham, RM13

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 May 2025 to 13 Mar 2026 (301 days) by Balgores, Hornchurch

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £6,000 based on the analysis carried out by our letting team at **Let Property Management**.



£6,000 pcm

8 bedroom semi-detached house

Dominion Way, Rainham, Havering, London, RM13

CURRENTLY ADVERTISED

Marketed from 12 May 2026 by DEE ESTATES UK, Covering East London

+ Add to report



£5,500 pcm

6 bedroom semi-detached house

786 Dagenham Road Dagenham RM10 7UD

NO LONGER ADVERTISED

Marketed from 7 Jul 2025 to 5 Aug 2025 (28 days) by Century 21 Goodmayes, Ilford

+ Add to report

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 at the latest**



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.



www.letproperty.co.uk

Oval Road South, Dagenham, RM10

230086710

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.



LETPROPERTY