

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Rounton Road, London, E3

206142961

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Rounton Road, London, E3

Get instant cash flow of **£1,600** per calendar month with a **5.3%** Gross Yield for investors.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Lounge and Kitchen**

**Well Maintained Property**

**Factor Fees: £3000/year**

**Ground Rent: £20/year**

**Lease Length: 100 years**

**Current Rent: £1,600**

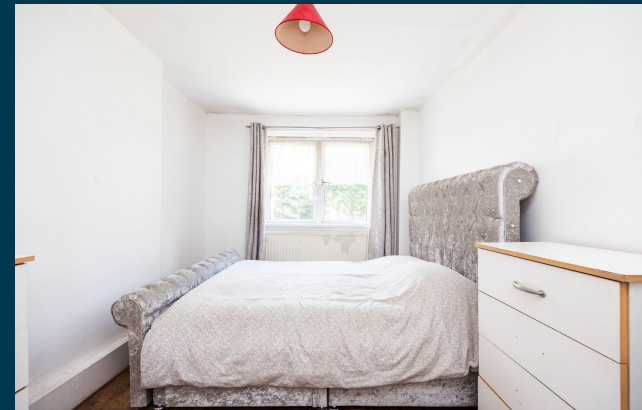
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £360,000.00 and borrowing of £270,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 360,000.00

25% Deposit	£90,000.00
SDLT Charge	£16,300
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£107,300.00</b>

# Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



<b>Returns Based on Rental Income</b>	<b>£1,600</b>
Mortgage Payments on £270,000.00 @ 5%	<b>£1,125.00</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£250.00</b>
Ground Rent	<b>£1.66</b>
Letting Fees	<b>£160.00</b>
<b>Total Monthly Costs</b>	<b>£1,551.66</b>
<b>Monthly Net Income</b>	<b>£48.34</b>
<b>Annual Net Income</b>	<b>£580.08</b>
<b>Net Return</b>	<b>0.54%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£2,619.92**  
Adjusted To

Net Return                      **-2.44%**

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

Annual Net Income      **-£4,800.00**  
Adjusted To

Net Return                      **-4.47%**

# 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 £360,000.



£360,000

 Floorplan

2 bedroom apartment for sale

Violet Road, Bow ,E3

+ Add to report

NO LONGER ADVERTISED

Two double bedrooms | Two bathrooms | Private garden | Ground floor | Chain free | Moments from L...

Marketed from 17 Feb 2022 to 3 May 2022 (74 days) by Franklyn James, Limehouse and Wapping



£360,000

 Floorplan

2 bedroom apartment for sale

Violet Road, London, E3

+ Add to report

NO LONGER ADVERTISED

Private terrace | Two double bedrooms | Spacious open-plan living room/kitchen | Close to transpo...

Marketed from 26 Dec 2021 to 22 Aug 2022 (239 days) by Stirling Ackroyd Sales, Canary Wharf

# 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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