

LET PROPERTY PACK

INVESTMENT INFORMATION

Median Rd London, E5

208494401

 www.letproperty.co.uk





Property Description

Our latest listing is in Median Rd London, E5

Get instant cash flow of **£2,000** per calendar month with a **4.0%** Gross Yield for investors.

This property has a potential to rent for **£3,600** which would provide the investor a Gross Yield of **7.2%** if the rent was increased to market rate.

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...



Median Rd London, E5

208494401



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Modern Kitchen and Bathroom

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: 125 Years

Current Rent: £2,000

Market Rent: £3,600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £604,000.00 and borrowing of £453,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 604,000.00

25% Deposit	£151,000.00
SDLT Charge	£35,820
Legal Fees	£1,000.00
Total Investment	£187,820.00

Projected Investment Return



The monthly rent of this property is currently set at £2,000 per calendar month but the potential market rent is

£ 3,600



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.



Returns Based on Rental Income	£2,000	£3,600
Mortgage Payments on £453,000.00 @ 5%	£1,887.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£200.00	£360.00
Total Monthly Costs	£2,102.50	£2,262.50
Monthly Net Income	-£102.50	£1,337.50
Annual Net Income	-£1,230.00	£16,050.00
Net Return	-0.65%	8.55%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,850.00**
Adjusted To

Net Return **4.71%**

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

Annual Net Income **£6,990.00**
Adjusted To

Net Return **3.72%**

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 £625,000.



2 bedroom flat for sale
Rushmore Road, Lower Clapton, London, E5

+ Add to report

NO LONGER ADVERTISED SOLD STC

Period Charm | Two Double Bedrooms | Own Private Section of Garden | Share Of Freehold | Excellen...

£625,000

Marketed from 21 Nov 2022 to 1 Aug 2023 (252 days) by Keatons, Hackney

Floorplan



2 bedroom flat for sale
Clapton Square, London, E5

+ Add to report

NO LONGER ADVERTISED

Magnificent Views Overlooking Clapton Square | Exceptional Ceiling Heights and Oak Flooring | Sec...

£615,000

SOLD PRICE HISTORY

21 Jan 2022	£590,000
15 Jun 2007	£108,000

Floorplan

Marketed from 14 May 2021 to 19 Jan 2022 (250 days) by Keatons, Hackney

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,600 based on the analysis carried out by our letting team at **Let Property Management**.



£3,750 pcm

2 bedroom flat

Homerton High Street, Hackney, London, E9

+ Add to report

CURRENTLY ADVERTISED

Spacious reception room | Modern integrated kitchen | 2 generous bedrooms
| Stylish bathroom | Pu...

SOLD PRICE HISTORY

28 Feb 2014

£240,000

Marketed from 8 Aug 2024 by Foxtons, Hackney



£3,500 pcm

2 bedroom flat

Median Road, London

+ Add to report

NO LONGER ADVERTISED

Split level | Two double bedrooms | Large garden with projector screen and
fire pit | Double heig...

Marketed from 31 Jul 2023 to 11 Oct 2023 (71 days) by Love Living, Hackney








Floorplan

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: **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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