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LET PROPERTY PACK

INVESTMENT INFORMATION

Cameron Road Croydon, CR0 2SR

205791248

(www.letproperty.co.uk





Property Description

Our latest listing is in Cameron Road Croydon, CR0 2SR

Get instant cash flow of £950 per calendar month with a 5.8% Gross Yield for investors.

This property has a potential to rent for £1,207 which would provide the investor a Gross Yield of 7.4% if the rent was increased to market rate.

With a tenant currently situated, this space has been kept in good condition and a rental income that ensures fantastic returns (tenants guaranteed for a year or even more), this property will make a rewarding addition to an investors portfolio.

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

LE7PR®PERTY





Cameron Road Croydon, CRO 2SR

205791248

1 Bedroom 1 Bathroom Spacious Room Modern Kitchen

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Property Key Features

Factor Fees: £95.00 Ground Rent: TBC Lease Length: 979 yrs Current Rent: £950 Market Rent: £1,207













Bedrooms





Bathroom









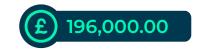






Figures based on assumed purchase price of £196,000.00 and borrowing of £146,625.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



| 25% Deposit | £48,875.00 |
|------------------|------------|
| SDLT Charge | £5,865 |
| Legal Fees | £1,000.00 |
| Total Investment | £55,740.00 |

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. The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is



| Returns Based on Rental Income | £950 | £1,207 |
|---------------------------------------|----------------------|----------------------|
| Mortgage Payments on £146,625.00 @ 5% | £610.94 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £95.00 | |
| Ground Rent | твс | |
| Letting Fees | £95.00 | £120.70 |
| Total Monthly Costs | £815.94 | <mark>£841.64</mark> |
| Monthly Net Income | <mark>£134.06</mark> | £365.36 |
| Annual Net Income | £1,608.75 | £4,384.35 |
| Net Return | <mark>2.89%</mark> | 7.87% |



Return Stress Test Analysis Report





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

Annual Net Income **£1,970.35** Adjusted To

Net Return 3.53%

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

Annual Net Income **£1,451.85** Adjusted To

Net Return

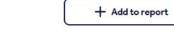
2.60%

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 £250,000.



£250,000



Please Quote WD0026 When Enquiring About This Property | Bright One Bedroom Ground Floor Flat | P...

Marketed from 30 May 2022 to 20 Jun 2022 (20 days) by eXp UK, London



| 1 bedroom flat for sale |
|----------------------------|
| Cameron Road, Croydon, CR0 |

+ Add to report

NO LONGER ADVERTISED

Fantastic 1 bedroom apartment | Refurbished to an excellent standard | Generous reception room | ...

£250,000

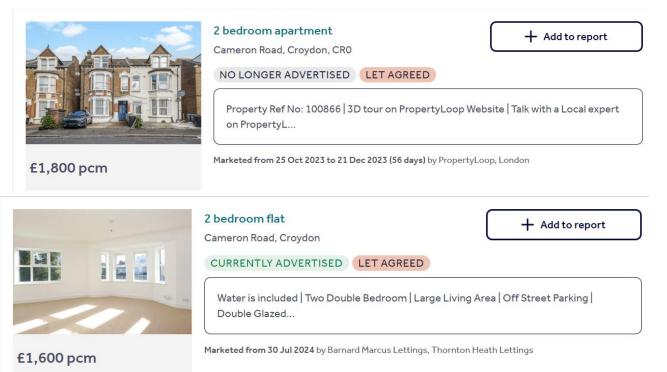
Marketed from 1 Nov 2019 to 12 Feb 2020 (102 days) by Foxtons, Croydon



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



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

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.



Payment history: On time for length of tenancy

Current term of tenancy: 5 years+





www.letproperty.co.uk

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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.

