

LET PROPERTY PACK

INVESTMENT INFORMATION

Cameron Road Croydon, CRO 2SR

205791248











Property Description

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

Get instant cash flow of £950 per calendar month with a 7.5% Gross Yield for investors.

This property has a potential to rent for £1,207 which would provide the investor a Gross Yield of 9.5% if the rent was increased to market rate.

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

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







Cameron Road Croydon, CRO 2SR



1 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £95.00 pm

Ground Rent: TBC

Lease Length: 973 years

Current Rent: £950

Market Rent: £1,207

205791248

Lounge









Kitchen









Bedrooms









Exterior







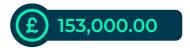


Initial Outlay





ASSUMED PURCHASE PRICE



SDLT Charge £8,210

Legal Fees £1,000

Total Investment £162,210

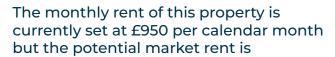
Outlay figures based on assumed cash purchase of £50,000.

Projected Investment Return





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







Returns Based on Rental Income	£950	£1,207
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£95.00	
Ground Rent	ТВС	
Letting Fees	£95.00	£120.70
Total Monthly Costs	£205.00	£230.70
Monthly Net Income	£745.00	£976.30
Annual Net Income	£8,940.00	£11,715.60
Net Return	5.51%	7.22 %

Return Stress Test Analysis Report





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

Annual Net Income £9,302

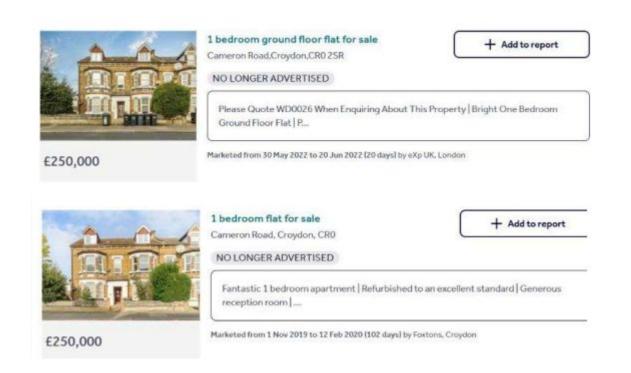
Adjusted To

Net Return 5.73%

Sale Comparables Report



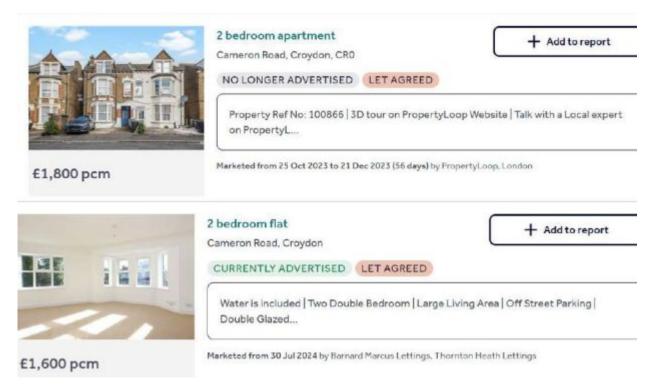
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £250,000.



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.



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



Current term of tenancy: 5 years+



Standard Tenancy Agreement In Place: **Yes**



Payment history: On time for length of tenancy



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.





Interested in this property investment?

Call us on **0141 478 0985**



Cameron Road Croydon, CR0 2SR



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.