

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Snowhill Road, London, E12

209174300

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





## Property Description

Our latest listing is in Snowhill Road, London, E12

Get instant cash flow of **£1,900** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£2,100** which would provide the investor a Gross Yield of **6.7%** if the rent was increased to market rate.

**With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investor's portfolio.**

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



Snowhill Road, London,  
E12

209174300



## Property Key Features

**3 Bedroom**

**2 Bathroom**

**Kitchen Diner**

**Three Piece Bathroom**

**Factor Fees: £100.00 pm**

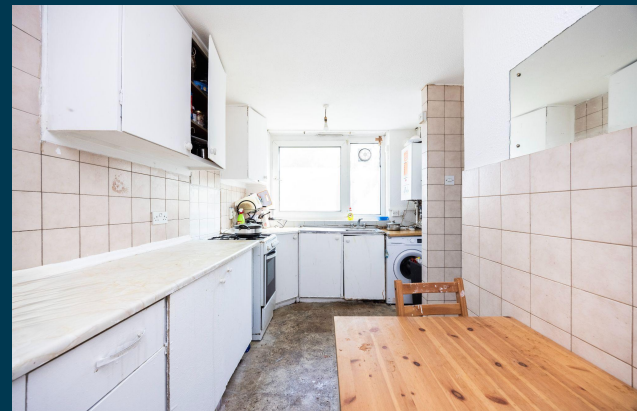
**Ground Rent: £1.67 pm**

**Lease Length: 89 years**

**Current Rent: £1,900**

**Market Rent: £2,100**

# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £375,000.00 and borrowing of £281,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 375,000.00

25% Deposit	£93,750.00
SDLT Charge	£27,500
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£122,250.00</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.



The monthly rent of this property is currently set at £1,900 per calendar month but the potential market rent is

£ 2,100

Returns Based on Rental Income	£1,900	£2,100
Mortgage Payments on £281,250.00 @ 5%	£1,171.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	£1.67	
Letting Fees	£190.00	£210.00
<b>Total Monthly Costs</b>	<b>£1,478.55</b>	<b>£1,498.55</b>
<b>Monthly Net Income</b>	<b>£421.46</b>	<b>£601.46</b>
<b>Annual Net Income</b>	<b>£5,057.46</b>	<b>£7,217.46</b>
<b>Net Return</b>	<b>4.14%</b>	<b>5.90%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,017.46**  
Adjusted To

Net Return                      **2.47%**

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

Annual Net Income      **£1,612.50**  
Adjusted To

Net Return                      **1.32%**

# 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 £38,000.00.



£385,000

3 bedroom end of terrace house for sale

EIGHTH AVENUE, London, E12

+ Add to report

NO LONGER ADVERTISED

A VERY LARGE & WELL MAINTAINED & EXTENDED LATE VICTORIAN BUILT END TERRACED HOUSE SITUATED WITHIN...

SOLD PRICE HISTORY

14 May 2020	£482,625
9 Dec 2015	£389,500

Marketed from 13 Feb 2015 to 24 Mar 2023 (2960 days) by Upsdales Property Management, Manor Park



£380,000

3 bedroom house for sale

Tenbury Close, London, E7

+ Add to report

NO LONGER ADVERTISED

Being Sold by GOTO Online Auction Starting Bids from: £380,000 Buy it now option available Please...

Marketed from 25 Jun 2021 to 5 Oct 2021 (101 days) by Sold.co.uk, London

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,100 based on the analysis carried out by our letting team at **Let Property Management**.



£2,100 pcm

## 3 bedroom end of terrace house

Durham Road, London, E12

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1446641

Marketed from 20 Sep 2022 to 30 Sep 2022 (10 days) by OpenRent, London



£2,100 pcm

## 3 bedroom house

Browning Road, Manor Park, London, E12

+ Add to report

NO LONGER ADVERTISED

3 bedroom House | Over 2 floors | Bright modern kitchen | Double reception room | Large garden | ...

Marketed from 23 Aug 2022 to 20 Sep 2022 (27 days) by Foxtons, Stratford

# 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.



**LETPROPERTY**