

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Duke's Ride, Crowthorne,  
RG45

209242650

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





## Property Description

Our latest listing is in Duke's Ride, Crowthorne, RG45

This property has a potential to rent for **£5,500** which would provide the investor a Gross Yield of **2.6%** if the rent was increased to market rate.

**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...**



Duke's Ride, Crowthorne,  
RG45

209242650



## Property Key Features

**19 bedroom**

**19 Bathroom**

**Spacious Rooms**

**Three Piece Bathroom**

**Factor Fees: £0.00**

**Ground Rent: £0.00**

**Lease Length: TBC**

**Market Rent: £5,500**

# Lounge



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £2,500,000.00 and borrowing of £1,875,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 2,500,000.00

25% Deposit	£625,000.00
Stamp Duty ADS @ 6%	£150,000.00
LBTT Charge	£258,350
Legal Fees	£1,000.00
Total Investment	£1,034,350.00



# 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.



<b>Returns Based on Rental Income</b>	<b>£5,500</b>
Mortgage Payments on £1,875,000.00 @ 5%	<b>£7,812.50</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>£0.00</b>
Letting Fees	<b>£550.00</b>
<b>Total Monthly Costs</b>	<b>£8,377.50</b>
<b>Monthly Net Income</b>	<b>-£2,877.50</b>
<b>Annual Net Income</b>	<b>-£34,530.00</b>
<b>Net Return</b>	<b>-3.34%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£45,530.00**

Net Return **-4.40%**

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


Annual Net Income Adjusted To **-£72,030.00**

Net Return **-6.96%**

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £5,500 based on the analysis carried out by our letting team at **Let Property Management**.



**5 bedroom detached house** [+ Add to report](#)


Finchampstead, Wokingham, Berkshire, RG40

**CURRENTLY ADVERTISED** **LET AGREED**


Marketed from 9 Aug 2024 by Knight Frank - Lettings, Ascot & Virginia Water

**£5,500 pcm**

5 bedrooms | 4 reception rooms | 4 bathrooms | Detached | Garden | Rural | Woodland | Barn Converter...



[View floor plan](#)



**5 bedroom detached house** [+ Add to report](#)


Sandhurst Road, Finchampstead, Wokingham, Berkshire, RG40

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 24 Aug 2023 to 27 Sep 2023 (34 days) by Knight Frank - Lettings, Ascot & Virginia Water

**£5,500 pcm**

5 bedrooms | 3 reception rooms | 3 bathrooms | Detached | Pet Friendly



[View floor plan](#)

# 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **VACANT**
- ✓ Payment history: **N/A**

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.



Duke's Ride, Crowthorne, RG45

PROPERTY ID: 12345678

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**