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LET PROPERTY PACK

INVESTMENT INFORMATION

Fanshawe Avenue, Barking, IG11

211675647

(www.letproperty.co.uk





Property Description

Our latest listing is in Fanshawe Avenue, Barking, IG11

Get instant cash flow of £2,500 per calendar month with a 5.5% Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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







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Property Key Features

3 bedroom 2 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: Freehold Ground Rent: Freehold Lease Length: Freehold Current Rent: £2,500 Lounge







Kitchen





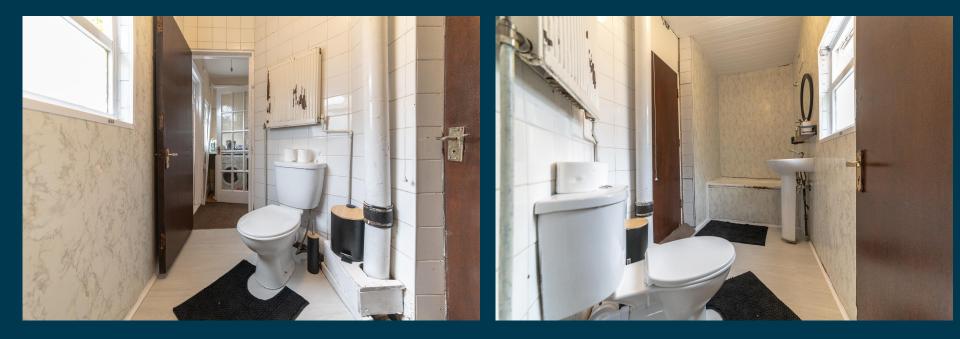
Bedrooms





Bathroom





Exterior



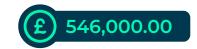






Figures based on assumed purchase price of £546,000.00 and borrowing of £409,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£136,500.00
SDLT Charge	£31,180
Legal Fees	£1,000.00
Total Investment	£168,680.00

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 $\pm 2,500$ per calendar month.

Returns Based on Rental Income	£2,500
Mortgage Payments on £409,500.00 @ 5%	£1,706.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	Freehold
Ground Rent	Freehold
Letting Fees	£250.00
Total Monthly Costs	£1,971.25
Monthly Net Income	£528.75
Annual Net Income	£6,345.00
Net Return	3.76%

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Return Stress Test Analysis Report





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

Annual Net Income -£20,655.00 Adjusted To

Net Return

-12.25%

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

Annual Net Income -£28,845.00 Adjusted To

Net Return

-17.10%

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 £550,000.



£550,000

£515,000

3 bedroom flat for sale

RECTORY ROAD, Manor Park, London, E12

NO LONGER ADVERTISED

Marketed from 16 May 2024 to 23 May 2024 (6 days) by Foxtons, Stratford



3 bedroom house for sale

Fleet Road, Barking, London, IG11



Marketed from 1 Mar 2023 to 31 Mar 2023 (30 days) by Vistry East London (Countryside)







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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





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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.

Interested in this property investment?

Call us on 0141 478 0985

