

LET PROPERTY PACK

INVESTMENT INFORMATION

Trophy House, Great Lea
Terrace, Three Mile Cross,
Reading, RG7

210186705

 www.letproperty.co.uk





Property Description

Our latest listing is in Trophy House, Great Lea Terrace, Three Mile Cross, Reading, RG7

Get instant cash flow of **£1,092** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£1,125** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



Trophy House, Great Lea
Terrace, Three Mile Cross,
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Property Key Features

2 Bedrooms

1 Bathroom

Private Parking

Rear Garden Space

Factor Fees: £20.00

Ground Rent: £20.00

Lease Length: 988 years

Current Rent: £1,092

Market Rent: £1,125

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,000

25% Deposit	£38,750.00
SDLT Charge	4650
Legal Fees	£1,000.00
Total Investment	£44,400.00

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 £1,092 per calendar month but the potential market rent is

£ 1,125

Returns Based on Rental Income	£1,092	£1,125
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£20.00	
Ground Rent	£20.00	
Letting Fees	£109.20	£112.50
Total Monthly Costs	£648.58	£651.88
Monthly Net Income	£443	£473
Annual Net Income	£5,321	£5,678
Net Return	11.98%	12.79%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,428**
Adjusted To

Net Return **7.72%**

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

Annual Net Income **£3,593**
Adjusted To

Net Return **8.09%**

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 £177,000.



£177,000

1 bedroom apartment for sale

+ Add to report

Great Lea Terrace, Three Mile Cross, Reading, RG7

NO LONGER ADVERTISED

Marketed from 5 Jul 2024 to 6 Sep 2024 (62 days) by Bettermove, Nationwide



£120,000

2 bedroom mobile home for sale

+ Add to report

Mereoak Park, Reading, RG7

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Sep 2022 to 5 Apr 2023 (189 days) by Belvoir, Tadley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

2 bedroom terraced house

+ Add to report

Elk Path, Three Mile Cross, Reading, RG7

NO LONGER ADVERTISED

Marketed from 30 Dec 2021 to 14 Jan 2022 (15 days) by OpenRent, London



£950 pcm

1 bedroom park home

+ Add to report

Mere Oak Lane, Three Mile Cross

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 May 2024 to 10 Jun 2024 (28 days) by Romans, Lower Earley

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**



Current term of tenancy: **2 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.



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Mile Cross, Reading, RG7

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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.



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