

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Siloam Place, Ipswich, IP3

214657205

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





## Property Description

Our latest listing is in Siloam Place, Ipswich, IP3

Get instant cash flow of **£895** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£1,125** which would provide the investor a Gross Yield of **8.8%** 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...**



Siloam Place, Ipswich, IP3

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## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Well-Maintained Property**

**Spacious Rooms**

**Factor Fees: £183.00 PM**

**Ground Rent: £20.83 PM**

**Lease Length: 106 years**

**Current Rent: £895**

**Market Rent: £1,125**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £154,000.00 and borrowing of £115,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 154,000.00

25% Deposit	£38,500.00
SDLT Charge	£8,280
Legal Fees	£1,000.00
Total Investment	£47,780.00

# Projected Investment Return



LET PROPERTY



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 £895 per calendar month but the potential market rent is

£ 1,125

Returns Based on Rental Income	£895	£1,125
Mortgage Payments on £115,500.00 @ 5%	£481.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£183.00	
Ground Rent	£20.83	
Letting Fees	£89.50	£112.50
Total Monthly Costs	£789.58	£812.58
Monthly Net Income	£105.42	£312.42
Annual Net Income	£1,265.04	£3,749.04
Net Return	2.65%	7.85%

# Return Stress Test Analysis Report



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

Annual Net Income	<b>£1,499.04</b>
Adjusted To	
Net Return	<b>3.14%</b>

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

Annual Net Income	<b>£1,689.00</b>
Adjusted To	
Net Return	<b>3.53%</b>

# 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 £230,000.



£230,000

## 2 bedroom flat for sale

+ Add to report

Coprolite Street, Ipswich, Suffolk, IP3

NO LONGER ADVERTISED

Marketed from 2 Aug 2024 to 11 Jan 2025 (161 days) by Abbotts, Ipswich



£230,000

## 2 bedroom apartment for sale

+ Add to report

Capstan House, 51 Patteson Road, Ipswich Waterfront, IP3

CURRENTLY ADVERTISED

SOLD STC

Marketed from 27 Feb 2024 by Beagle Property, Ipswich

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,750 based on the analysis carried out by our letting team at **Let Property Management**.



£1,750 pcm

## 2 bedroom terraced house

[+ Add to report](#)

Coprolite Street, Ipswich, Suffolk, IP3

NO LONGER ADVERTISED

Marketed from 19 Jul 2023 to 5 Sep 2023 (48 days) by Nicholas Estates, Ipswich



£1,350 pcm

## 2 bedroom apartment

[+ Add to report](#)

Neptune Marina, 1 Coprolite Street, Ipswich, IP3

NO LONGER ADVERTISED LET AGREED

Marketed from 4 Aug 2023 to 22 Dec 2023 (140 days) by Nicholas Estates, Ipswich

# 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: **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.



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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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