

LET PROPERTY PACK

INVESTMENT INFORMATION

Siloam Place, Ipswich, IP3

214657205

 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

214657205



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





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



The monthly rent of this property is currently set at £895 per calendar month but the potential market rent is

£ 1,125



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.



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 **£1,499.04**
Adjusted To

Net Return **3.14%**

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

Annual Net Income **£1,689.00**
Adjusted To

Net Return **3.53%**

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

Coprolite Street, Ipswich, Suffolk, IP3

NO LONGER ADVERTISED

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

+ Add to report



£230,000

2 bedroom apartment for sale

Capstan House, 51 Patteson Road, Ipswich Waterfront, IP3

CURRENTLY ADVERTISED

SOLD STC

Marketed from 27 Feb 2024 by Beagle Property, Ipswich

+ Add to report

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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