

LET PROPERTY PACK

INVESTMENT INFORMATION

Mountfield Drive
Nottingham NG5

203940713

 www.letproperty.co.uk





Property Description

Our latest listing is in Mountfield Drive Nottingham NG5

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **6.7%** if the rent was increased to market rate.

With a tenant currently situated, 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...



Mountfield Drive
Nottingham NG5

203940713



Property Key Features

4 bedrooms

2 bathrooms

Garden Space

Good Condition

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: VACANT

Market Rent: £1,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £270,000 and borrowing of £202,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 270,000.00

25% Deposit	£67,500.00
SDLT Charge	£9,100
Legal Fees	£1,000.00
Total Investment	£77,600.00

Projected Investment Return



The potential market rent per calendar month of this property is currently set at

£ 1,500



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	£1,500
Mortgage Payments on £202,500.00 @ 5%	£843.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	N/A
Letting Fees	£150.00
Total Monthly Costs	£1,008.75
Monthly Net Income	£491.25
Annual Net Income	£5,895.00
Net Return	7.60%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,895.00**
Adjusted To

Net Return **3.73%**

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

Annual Net Income **£1,845.00**
Adjusted To

Net Return **2.38%**

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 £190,000.



£185,000

Floorplan

3 bedroom terraced house for sale

Mountfield Drive, Bestwood Park, Nottinghamshire, NG5 5LH

+ Add to report

NO LONGER ADVERTISED SOLD STC

Mid-Terraced House | Three Bedrooms | Spacious Lounge / Diner | Fitted Kitchen | Storage Space | ...

SOLD PRICE HISTORY

27 Oct 2022	£190,000
16 Sep 2016	£115,000
7 Apr 2010	£80,000



£150,000

Floorplan

3 bedroom semi-detached house for sale

Mountfield Drive, Nottingham, Nottinghamshire, NG5

+ Add to report

NO LONGER ADVERTISED SOLD STC

No chain | Three double bedrooms | Open plan living dining area | Contemporary family bathroom wi...

SOLD PRICE HISTORY

30 Nov 2018	£150,000
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Marketed from 14 Sep 2018 to 6 Mar 2019 (172 days) by Woo Properties Ltd, Nottingham - Sales

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

4 bedroom terraced house

Forest Grove, Nottingham, Nottinghamshire, NG1 4HS

+ Add to report

CURRENTLY ADVERTISED

LET AGREED

For Academic year 2024/2025 | Four double bedrooms | Two bathrooms | Walking distance of Nottingh...

SOLD PRICE HISTORY



£1,950 pcm

4 bedroom semi-detached house

Wroxham Drive, Nottingham

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Wise Properties are pleased to offer this four/ five bedroom fantastic renovated property compris...

SOLD PRICE HISTORY

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: **0 - 2 years**
- ✓ Payment history: **On time for length of tenancy**

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.



www.letproperty.co.uk

Mountfield Drive Nottingham NG5

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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