

LET PROPERTY PACK

INVESTMENT INFORMATION

Pelham Road NG5

203962110

 www.letproperty.co.uk





Property Description

Our latest listing is in Pelham Road NG5

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.3%** 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...



Pelham Road NG5

203962110



Property Key Features

2 Bedrooms

1 Bathroom

**Dining/Kitchen/Living Room All
Open Plan**

Parking Space

Factor Fees: £0

Ground Rent: £1,800.00

Lease Length: 125 years

Current Rent: VACANT

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 145,000.00

25% Deposit	£36,250.00
SDLT Charge	£4,350
Legal Fees	£1,000.00
Total Investment	£41,600.00

Projected Investment Return



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

£ 1,000



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	£1,000
Mortgage Payments on £108,750.00 @ 5%	£453.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£1,800.00
Letting Fees	£100.00
Total Monthly Costs	£2,368.13
Monthly Net Income	-£1,368.13
Annual Net Income	-£16,417.50
Net Return	-39.47%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£18,417.50**

Net Return **-44.27%**

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

Annual Net Income Adjusted To **£3,007.50**

Net Return **7.23%**

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 £85,499.



£120,000

 Floorplan

1 bedroom apartment for sale

Pelham Road, Nottingham, NG5

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Guide Price: £120,000 - £125,000. A stunning one bedroom apartment ideal for young professional o...

Marketed from 10 Jun 2022 to 27 Feb 2023 (261 days) by Whitegates, Sherwood



£140,000

 Floorplan

2 bedroom flat for sale

Pelham Road, Nottingham, Nottinghamshire, NG5

+ Add to report

NO LONGER ADVERTISED

TWO BEDROOM APARTMENT | LOCATED ON SECOND FLOOR | MODERN THROUGHOUT | SECURE ALLOCATED PARKING | ...

Marketed from 4 Nov 2021 to 14 Mar 2022 (130 days) by Sherwood Sales & Lettings Ltd, Nottingham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

2 bedroom flat

Bridlesmith Gate, Nottingham

+ Add to report

CURRENTLY ADVERTISED

2 Double bedrooms. | 2 Bathrooms. | Electricity & heating included. | Currently under renovation....

Marketed from 9 Apr 2024 by M-S Estates, Nottingham



£1,450 pcm

2 bedroom flat

Short Hill, Nottingham, NG1

+ Add to report

CURRENTLY ADVERTISED



Pet friendly | Zero deposit | Residents app | Period features with modern conveniences | Central...

Marketed from 15 Apr 2024 by Cording Residential Asset Management Limited, Lace Market Quarter

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**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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.



www.letproperty.co.uk

Pelham Road NG5

203962110

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.



LETPROPERTY