

# LET PROPERTY PACK

### **INVESTMENT INFORMATION**

Meadow Brown, Nottingham, NG7

209001728











## **Property Description**

Our latest listing is in Meadow Brown, Nottingham, NG7

Get instant cash flow of £1,400 per calendar month with a 8.0% Gross Yield for investors.

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...







Meadow Brown, Nottingham, NG7



# **Property Key Features**

3 Bedrooms

1 Bathroom

Driveway

**Rear Garden Space** 

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: £0.00

Current Rent: £1,400

209001728

# Lounge



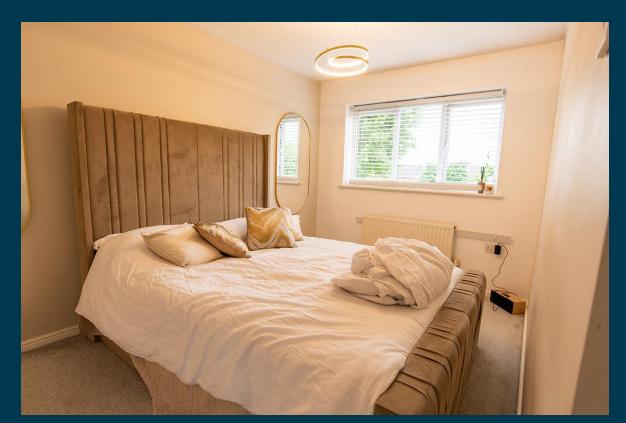






# Kitchen









# **Bedrooms**









# Bathroom





## **Exterior**









## **Initial Outlay**





Figures based on assumed purchase price of £210,000.00 and borrowing of £157,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£52,500.00** 

SDLT Charge **6300** 

Legal Fees £1,000.00

Total Investment £59,800.00

## **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.

Returns Based on Rental Income	£1,400
Mortgage Payments on £157,500.00 @ 5%	£656.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£140.00
Total Monthly Costs	£811.25
Monthly Net Income	£589
Annual Net Income	£7,065
Net Return	11.81%

## Return Stress Test Analysis Report





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

Annual Net Income

£4,265

**Adjusted To** 

Net Return

7.13%

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

Annual Net Income

£3,915

Adjusted To

Net Return

6.55%

## 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 £240,000.



£240,000

#### 3 bedroom detached house for sale

Meadow Brown Road, Bobbers Mill

NO LONGER ADVERTISED SOLD STC

THREE BEDROOMS | DETACHED FAMILY HOME | DOWNSTAIRS WC | LIVING ROOM WITH PLENTY OF NATURAL LIGHT ...

SOLD PRICE HISTORY



£180,000

#### 3 bedroom detached house for sale

Meadow Brown Road, Nottingham, NG7

NO LONGER ADVERTISED SOLD STC

Detatched Family Home | 3 Bedrooms | En Suite To Master | Downstairs WC | South Facing Garden | G...

SOLD PRICE HISTORY

+ Add to report

+ Add to report

## 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

#### 3 bedroom semi-detached house

Haslemere Road, Nottingham, NG8

#### **CURRENTLY ADVERTISED**

Three Bedroom Home Newly Refurbished Modern Kitchen Two good sized reception rooms Downst...

SOLD PRICE HISTORY



£1,000 pcm

#### 3 bedroom detached house

Meadow Brown Road, Bobbers Mill, Nottingham

NO LONGER ADVERTISED LET AGREED

Baths and showers | Detached | Full double glazing | Gas central heating combi boiler | Large kit...

SOLD PRICE HISTORY

+ Add to report

+ Add to report

## **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: 3 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Meadow Brown, Nottingham, NG7



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.