

LET PROPERTY PACK

INVESTMENT INFORMATION

Meadow Brown,
Nottingham, NG7

209001728

 www.letproperty.co.uk





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...



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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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 210,000

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

+ Add to report

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

+ Add to report

NO LONGER ADVERTISED SOLD STC

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

SOLD PRICE HISTORY

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

+ Add to report

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

+ Add to report

NO LONGER ADVERTISED LET AGREED






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

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: **YES**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **3 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.



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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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