

LET PROPERTY PACK

INVESTMENT INFORMATION

Nottingham Road, Ripley,
DE5

210765633

 www.letproperty.co.uk





Property Description

Our latest listing is in Nottingham Road, Ripley, DE5

Get instant cash flow of **£900** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£970** which would provide the investor a Gross Yield of **6.3%** 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 be a rewarding addition to an investor portfolio.

Don't miss out on this fantastic investment opportunity...



Nottingham Road, Ripley,
DE5

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Property Key Features

3 bedroom

1 bathroom

Spacious Room

Garden Ground Space

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £900

Market Rent: £970

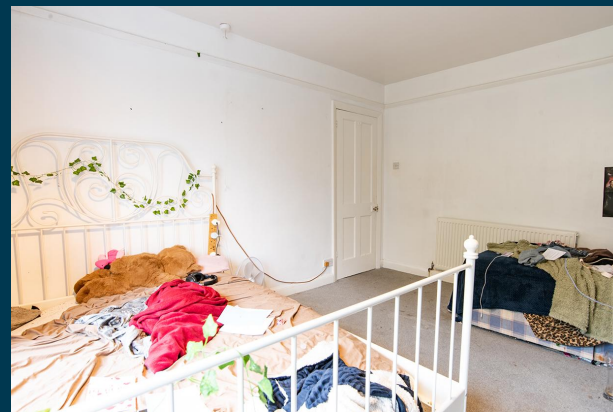
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£5,520
Legal Fees	£1,000.00
Total Investment	£52,520.00

Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 970

Returns Based on Rental Income	£900	£970
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Frrehold	
Ground Rent	Frrehold	
Letting Fees	£90.00	£97.00
Total Monthly Costs	£680.00	£687.00
Monthly Net Income	£220.00	£283.00
Annual Net Income	£2,640.00	£3,396.00
Net Return	5.03%	6.47%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£1,456.00**
Adjusted To

Net Return **2.77%**

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

Annual Net Income **£636.00**
Adjusted To

Net Return **1.21%**

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.



£190,000

3 bedroom semi-detached house for sale

+ Add to report

Nottingham Road, Ripley

NO LONGER ADVERTISED

Marketed from 30 Sep 2023 to 10 Jan 2024 (102 days) by haart, Derby



£180,000

3 bedroom semi-detached house for sale

+ Add to report

Nottingham Road, Ripley, Derbyshire, DE5

NO LONGER ADVERTISED

Marketed from 26 Sep 2023 to 30 Apr 2024 (216 days) by Sold.co.uk, London

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

3 bedroom house

+ Add to report

Lyndale Drive, Codnor, RIPLEY

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 May 2023 to 17 Jul 2023 (47 days) by Burchell Edwards Lettings, Ripley



£975 pcm

3 bedroom detached house

+ Add to report

Porterhouse Road, Ripley, Derbyshire

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Apr 2020 to 25 Jul 2023 (1204 days) by RF&O Properties Ltd, Alfreton

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: **Moved in within the last 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.



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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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