

LET PROPERTY PACK

INVESTMENT INFORMATION

Whittier Road,
Nottingham, NG2

211169787

 www.letproperty.co.uk





Property Description

Our latest listing is in Whittier Road, Nottingham, NG2

Get instant cash flow of **£1,012** per calendar month with a **8.7%** 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

2 Bedrooms

1 Bathroom

Spacious Kitchen

Rear Garden Space

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: Freehold

Current Rent: £1,012

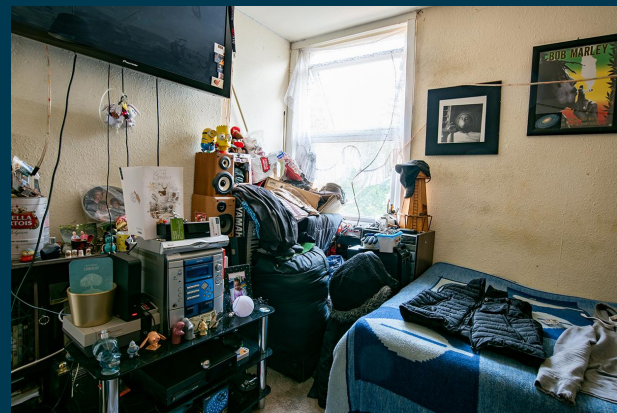
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 140,000

25% Deposit	£35,000.00
SDLT Charge	4200
Legal Fees	£1,000.00
Total Investment	£40,200.00

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	£1,012
Mortgage Payments on £105,000.00 @ 5%	£437.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£101.20
Total Monthly Costs	£553.70
Monthly Net Income	£458
Annual Net Income	£5,500
Net Return	13.68%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,476**
Adjusted To

Net Return **8.65%**

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

Annual Net Income **£3,400**
Adjusted To

Net Return **8.46%**

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 £155,000.



£155,000

2 bedroom terraced house for sale

+ Add to report

Port Arthur Road, Nottingham, Nottinghamshire

NO LONGER ADVERTISED

Marketed from 15 Feb 2023 to 6 Dec 2023 (294 days) by Springbok Properties, Nationwide



£130,000

2 bedroom terraced house for sale

+ Add to report

Westwood Road, Nottingham

CURRENTLY ADVERTISED

SOLD STC

Marketed from 3 Apr 2024 by haart, Nottingham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,025 based on the analysis carried out by our letting team at **Let Property Management**.



£1,025 pcm

2 bedroom end of terrace house

+ Add to report

Mafeking Street, Nottingham, NG2

NO LONGER ADVERTISED

Marketed from 24 Aug 2022 to 30 Aug 2022 (6 days) by OpenRent, London



£875 pcm

2 bedroom terraced house

+ Add to report

Whittier Road, Nottingham, NG2

NO LONGER ADVERTISED






LET AGREED

Marketed from 5 Aug 2022 to 19 Oct 2022 (75 days) by Frank Innes Lettings, Nottingham

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: **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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