

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Leys Road, Ruddington,  
Nottingham, NG11

211353915

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Leys Road, Ruddington, Nottingham, NG11

Get instant cash flow of **£850** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

**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 Lounge**

**Rear Garden Space**

**Factor Fees: £57.00**

**Ground Rent: included in service charge**

**Lease Length: 86 years**

**Current Rent: £850**

**Market Rent: £900**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 155,000

25% Deposit	£38,750.00
SDLT Charge	4650
Legal Fees	£1,000.00
Total Investment	£44,400.00



# Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£850	£900
Mortgage Payments on £116,250.00 @ 5%	<b>£484.38</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£57.00</b>	
Ground Rent	<b>included in service charge</b>	
Letting Fees	<b>£85.00</b>	<b>£90.00</b>
<b>Total Monthly Costs</b>	<b>£641.38</b>	<b>£646.38</b>
<b>Monthly Net Income</b>	<b>£209</b>	<b>£254</b>
<b>Annual Net Income</b>	<b>£2,504</b>	<b>£3,044</b>
<b>Net Return</b>	<b>5.64%</b>	<b>6.85%</b>

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      **£1,244**  
Adjusted To

Net Return                      **2.80%**

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

Annual Net Income      **£718**  
Adjusted To

Net Return                      **1.62%**

# 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 £185,000.



£185,000

## 2 bedroom semi-detached house for sale

+ Add to report

Wheatley Close, Ruddington, NG11

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Jun 2021 to 4 Oct 2021 (125 days) by Johnsons and Partners, Burton Joyce



£140,000

## 2 bedroom maisonette for sale

+ Add to report

Leys Road, Ruddington, Nottingham, Nottinghamshire, NG11

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Jul 2023 to 30 Dec 2023 (176 days) by Bairstow Eves, Clifton

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

## 2 bedroom semi-detached house

+ Add to report

Parkyn Street, Ruddington, Nottingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Aug 2024 to 3 Oct 2024 (33 days) by Benwell Daykin Estate Agents, Ruddington



£850 pcm

## 2 bedroom terraced house

+ Add to report

Wheatley Close, Ruddington

NO LONGER ADVERTISED

LET AGREED






Marketed from 28 Oct 2022 to 11 Jan 2023 (74 days) by Benwell Daykin Estate Agents, Ruddington



# 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.



**LETPROPERTY**