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LET PROPERTY PACK

INVESTMENT INFORMATION

Appledore Court, Gamston, NG2 6QR

211084184

(www.letproperty.co.uk





Property Description

Our latest listing is in Appledore Court, Gamston, NG2 6QR

Get instant cash flow of £925 per calendar month with a 5.5% Gross Yield for investors.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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







Appledore Court, Gamston, NG2 6QR

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2 bedroom 1 bathroom Spacious Lounge Good Condition

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Property Key Features

Factor Fees: £58.92 Ground Rent: £167 Lease Length: 125 Current Rent: £925







Kitchen





Bedrooms





Bathroom









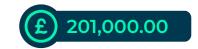






Figures based on assumed purchase price of £201,000 and borrowing of £150,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£50,250.00
SDLT Charge	£6,030
Legal Fees	£1,000.00
Total Investment	£57,280.00

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	£925
Mortgage Payments on £150,750.00 @ 5%	£628.13
Est. Building Cover (Insurance)	£15
Approx. Factor Fees	£707
Ground Rent	£167
Letting Fees	£92.50
Total Monthly Costs	£1,609.63
Monthly Net Income	-£684.63
Annual Net Income	-£8,215.50
Net Return	<mark>-14.34</mark> %



Return Stress Test Analysis Report





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

Annual Net Income -£10,408.70 Adjusted To

Net Return

-18.17%

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

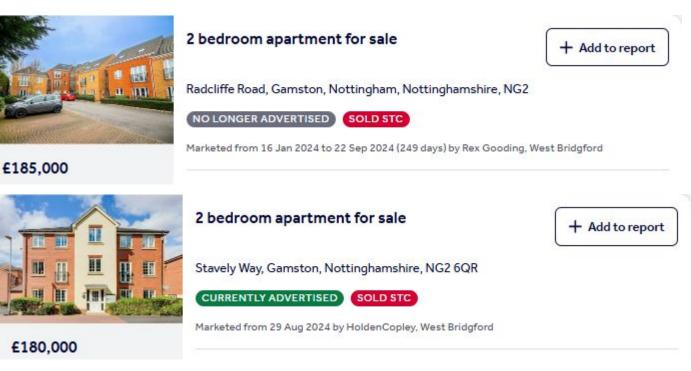
Annual Net Income -£9,647.70 Adjusted To

Net Return -10

-16.84%

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.



Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.





£975 pcm





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

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.



Current term of tenancy: 2 years +

Payment history: On time for length of tenancy





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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.

