

LET PROPERTY PACK

INVESTMENT INFORMATION

Linden Street, Mansfield,
NG19 7EG

210963969

 www.letproperty.co.uk





Property Description

Our latest listing is in Linden Street, Mansfield, NG19 7EG

Get instant cash flow of **£675** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Mansfield, it will make for a reliable long term investment for an investor.

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



Linden Street, Mansfield,
NG19 7EG

210963969



Property Key Features

3 Bedroom

2 Bathroom

Spacious Lounge

Spacious Room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £675

Market Rent: £900

Lounge



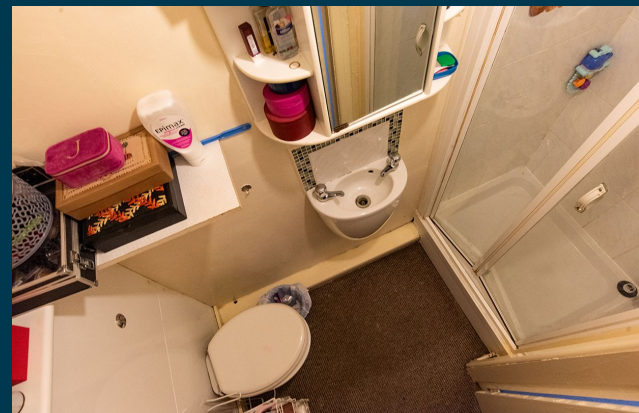
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit	£33,000.00
SDLT Charge	£3,960
Legal Fees	£1,000.00
Total Investment	£37,960.00

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.

The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£675	£900
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£67.50	£90.00
Total Monthly Costs	£495.00	£517.50
Monthly Net Income	£180.00	£382.50
Annual Net Income	£2,160.00	£4,590.00
Net Return	5.69%	12.09%



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,790.00**
Adjusted To

Net Return **7.35%**

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


Annual Net Income **£2,610.00**
Adjusted To

Net Return **6.88%**

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 £170,000.



3 bedroom town house for sale


High Hazel Drive, Mansfield, NG19

NO LONGER ADVERTISED **SOLD STC**

Marketed from 7 May 2022 to 20 Sep 2022 (136 days) by Staton & Cushley, Mansfield

- Three Bedrooms | - Three Bathrooms | - Three Storey | - Utility Room | - Office | - Updated Thr...

£170,000



[View floor plan](#)

Sold price history: [View](#)

16/09/2022	£180,000
21/01/2021	£135,000
04/08/2006	£141,500

EPC: [View](#)

(Approx.) Sqft: **1,195 sq ft** Price (£) per sqft: **£142.28**

[+ Add to report](#)



3 bedroom end of terrace house for sale

Debdale Way, Mansfield Woodhouse, Mansfield

NO LONGER ADVERTISED **SOLD STC**

Marketed from 28 Mar 2022 to 13 Jul 2022 (106 days) by BuckleyBrown, Mansfield

STYLISH FAMILY HOME!.. Occupying an excellent, desirable plot which offers great access to a

£170,000

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

3 bedroom end of terrace house

+ Add to report

Debdale Lane, Mansfield, NG19 7HB

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Aug 2023 to 24 Oct 2023 (75 days) by eXp UK, East Midlands

Spacious End of terrace 3 bedroomed property.

Sold price history:

[View](#)

20/09/2019

£120,000

28/07/2017

£77,000

25/10/2013

£75,000

EPC:

[View](#)

(Approx.) Sqft: **1,012 sq ft**

Price (£) per sqft: **£0.89**

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 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.



 www.letproperty.co.uk

Linden Street, Mansfield, NG19 7EG

210963969

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