

LET PROPERTY PACK

INVESTMENT INFORMATION

Broxtowe Lane,
Nottingham, NG8 5NA

210349213

 www.letproperty.co.uk





Property Description

Our latest listing is in Broxtowe Lane, Nottingham, NG8 5NA

Get instant cash flow of **£850** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£975** which would provide the investor a Gross Yield of **6.0%** if the rent was increased to market rate.

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...



Broxtowe Lane,
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Property Key Features

3 BEDROOMS

1 BATHROOM

Easy access to local amenities

Well Maintained Property

Factor Fees: TBC

Ground Rent: TBC

Lease Length: LEASEHOLD

Current Rent: £850

Market Rent: £975

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £196,000.00 and borrowing of £147,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 196,000.00

25% Deposit	£49,000.00
SDLT Charge	£5,880
Legal Fees	£1,000.00
Total Investment	£55,880.00

Projected Investment Return



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

£ 975



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	£850	£975
Mortgage Payments on £147,000.00 @ 5%	£612.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£85.00	£97.50
Total Monthly Costs	£712.50	£725.00
Monthly Net Income	£137.50	£250.00
Annual Net Income	£1,650.00	£3,000.00
Net Return	2.95%	5.37%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,050.00**
Adjusted To

Net Return **1.88%**

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

Annual Net Income **£60.00**
Adjusted To

Net Return **0.11%**

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

Coleby Road, Nottingham, NG8

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 May 2024 to 9 Aug 2024 (69 days) by Yopa, East Midlands & Yorkshire



£180,000

3 bedroom semi-detached house for sale

+ Add to report

Seaton Crescent, Nottingham

NO LONGER ADVERTISED

Marketed from 11 Oct 2023 to 6 Nov 2023 (25 days) by Martin Allsuch, Elstree - Sales

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

3 bedroom semi-detached house

[+ Add to report](#)

Welstead Avenue, Nottingham, NG8

NO LONGER ADVERTISED

Marketed from 19 Aug 2024 to 25 Aug 2024 (5 days) by OpenRent, London



£1,100 pcm

3 bedroom semi-detached house

[+ Add to report](#)

Allendale Avenue, Nottingham

NO LONGER ADVERTISED






LET AGREED

Marketed from 22 Dec 2023 to 26 Jan 2024 (34 days) by Leaders 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**
-  Current term of tenancy: **5 years+**
-  Standard Tenancy Agreement In Place: **YES**
-  Payment history: **EMPLOYMENT**
-  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.



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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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