

LET PROPERTY PACK

INVESTMENT INFORMATION

Top Row, Jacksdale, NG16

212602467

 www.letproperty.co.uk





Property Description

Our latest listing is in Top Row, Jacksdale, NG16

Get instant cash flow of **£545** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£655** which would provide the investor a Gross Yield of **7.6%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Top Row, Jacksdale, NG16

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Property Key Features

2 bedroom

1 bathroom

Spacious Room

Garden Ground Space

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £545

Market Rent: £655

Lounge



Kitchen



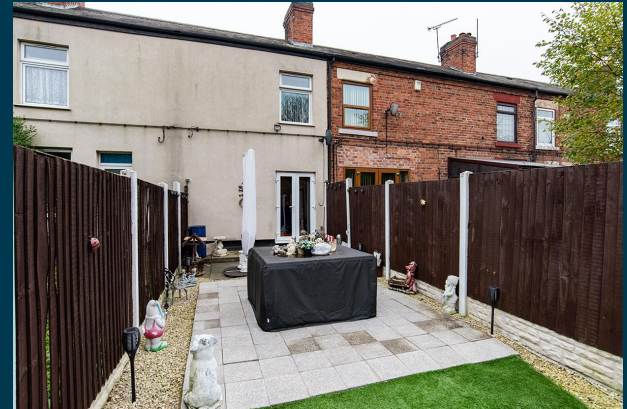
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 104,000.00

| | |
|------------------|------------|
| 25% Deposit | £26,000.00 |
| SDLT Charge | £3,120 |
| Legal Fees | £1,000.00 |
| Total Investment | £30,120.00 |

Projected Investment Return



The monthly rent of this property is currently set at £545 per calendar month but the potential market rent is

£ 655

| Returns Based on Rental Income | £545 | £655 |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £78,000.00 @ 5% | £325.00 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | Freehold | |
| Ground Rent | Freehold | |
| Letting Fees | £54.50 | £65.50 |
| Total Monthly Costs | £394.50 | £405.50 |
| Monthly Net Income | £150.50 | £249.50 |
| Annual Net Income | £1,806.00 | £2,994.00 |
| Net Return | 6.00% | 9.94% |

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 **£1,684.00**
Adjusted To

Net Return **5.59%**

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

Annual Net Income **£1,434.00**
Adjusted To

Net Return **4.76%**

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 £460,000.



£460,000

4 bedroom detached house for sale

+ Add to report

Franklin Road, Jacksdale, Nottingham

CURRENTLY ADVERTISED

Marketed from 21 Oct 2024 by BuckleyBrown, Mansfield



£260,000

3 bedroom detached bungalow for sale

+ Add to report

Franklin Road, Jacksdale, NOTTINGHAM

NO LONGER ADVERTISED

Marketed from 21 Mar 2024 to 20 Sep 2024 (183 days) by William H. Brown, Kimberley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom semi-detached house

Pipers Court, Codnor Park

CURRENTLY ADVERTISED

LET AGREED

Marketed from 17 Oct 2024 by All Agreed, Ripley

+ Add to report



£850 pcm

2 bedroom semi-detached house

Vicarage Lane, Ironville, NOTTINGHAM

NO LONGER ADVERTISED






Marketed from 19 Mar 2024 to 9 Apr 2024 (20 days) by Burchell Edwards Lettings, Eastwood

+ Add to report

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: **2 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  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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