

LET PROPERTY PACK

INVESTMENT INFORMATION

Nottingham Road, Derby, DE21 6FP

212226080











Property Description

Our latest listing is in Nottingham Road, Derby, DE21 6FP

Get instant cash flow of £1,960 per calendar month with a 9.3% Gross Yield for investors.

This property has a potential to rent for £2,835 which would provide the investor a Gross Yield of 13.4% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Nottingham Road, Derby, DE21 6FP



6 bedrooms

2 bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £41.60

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,960

Market Rent: £2,835

212226080

Kitchen









Bedrooms









Bathroom









Exterior









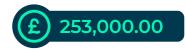
Initial Outlay





Figures based on assumed purchase price of £253,000.00 and borrowing of £189,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£63,250.00**

SDLT Charge £7,740

Legal Fees £1,000.00

Total Investment £71,990.00

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 £1,960 per calendar month but the potential market rent is



Returns Based on Rental Income	£1,960	£2,835
Mortgage Payments on £189,750.00 @ 5%	£790.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£41.60	
Ground Rent	FREEHOLD	
Letting Fees	£196.00	£283.50
Total Monthly Costs	£1,043.23	£1,130.73
Monthly Net Income	£916.78	£1,704.28
Annual Net Income	£11,001.30	£20,451.30
Net Return	15.28%	28.41%

Return Stress Test Analysis Report





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

Annual Net Income

£14,781.30

Adjusted To

Net Return

20.53%

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

Annual Net Income

£16,656.30

Adjusted To

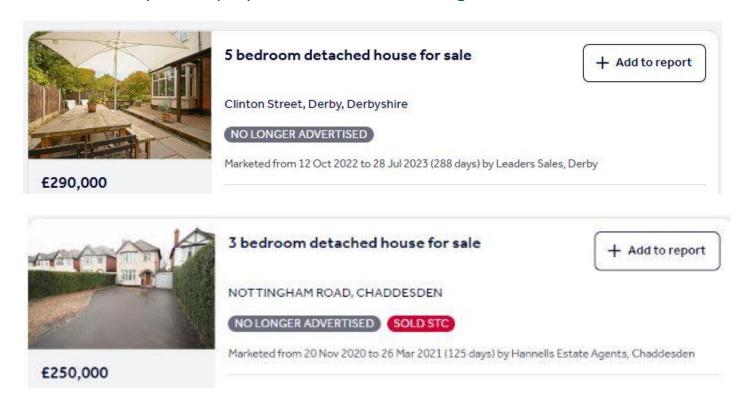
Net Return

23.14%

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 £290,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,835 based on the analysis carried out by our letting team at **Let Property**Management.



5 bedroom detached house

+ Add to report

Cumberhills Road, Duffield, Belper

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Jun 2024 to 10 Jul 2024 (19 days) by Fletcher & Company, Duffield



5 bedroom detached house

+ Add to report

The Limes, Duffield, Derbyshire

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Jul 2024 to 21 Sep 2024 (67 days) by Fletcher & Company, Duffield

£2,600 pcm

£2,950 pcm

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: **Moved in** within the last 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.





Interested in this property investment?

Call us on **0141 478 0985**



Nottingham Road, Derby, DE21 6FP



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.