

LET PROPERTY PACK

INVESTMENT INFORMATION

Derby Road, Nottingham,
NG7

212216212

 www.letproperty.co.uk





Property Description

Our latest listing is in Derby Road, Nottingham, NG7

Get instant cash flow of **£2,550** per calendar month with a **7.0%** Gross Yield for investors.

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



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Property Key Features

2 Flats with 2 Bedrooms

Spacious Lounge

Balcony

Allocated Parking

Factor Fees: £450.00

Ground Rent: £43.34

Lease Length: 150 years

Current Rent: £2,550

Market Rent: £2,550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £437,000.00 and borrowing of £327,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 437,000

25% Deposit	£109,250.00
SDLT Charge	22460
Legal Fees	£1,000.00
Total Investment	£132,710.00

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	£2,550
Mortgage Payments on £146,250.00 @ 5%	£1365.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£450
Ground Rent	£43.34
Letting Fees	£255.00
Total Monthly Costs	£2,128.97
Monthly Net Income	£421
Annual Net Income	£5,052
Net Return	3.81%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£48**
Adjusted To

Net Return **-0.04%**

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

Annual Net Income **-£983**
Adjusted To

Net Return **-0.74%**

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 £220,000.



£220,000

2 bedroom semi-detached house for sale

+ Add to report

Rob Roy Avenue, Lenton, Nottingham, NG7

CURRENTLY ADVERTISED

Marketed from 29 Oct 2024 by Bairstow Eves, Nottingham



£155,000

2 bedroom flat for sale

+ Add to report

Derby Road, Lenton, Nottingham, NG7 1QJ

NO LONGER ADVERTISED

Marketed from 15 Aug 2024 to 5 Nov 2024 (81 days) by HoldenCopley, West Bridgford

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,120 based on the analysis carried out by our letting team at **Let Property Management**.



£3,120 pcm

2 bedroom flat

+ Add to report

Derby Road, Nottingham

NO LONGER ADVERTISED

Marketed from 28 Nov 2022 to 10 Jul 2023 (223 days) by ZEBRAlets, Nottingham



£1,795 pcm

2 bedroom penthouse

+ Add to report

Lenton Avenue, Nottingham, NG7






NO LONGER ADVERTISED

Marketed from 27 Jun 2023 to 20 Jul 2023 (22 days) by OpenRent, London

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: **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.



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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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