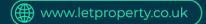


LET PROPERTY PACK

INVESTMENT INFORMATION

Derby Road, Nottingham, NG7

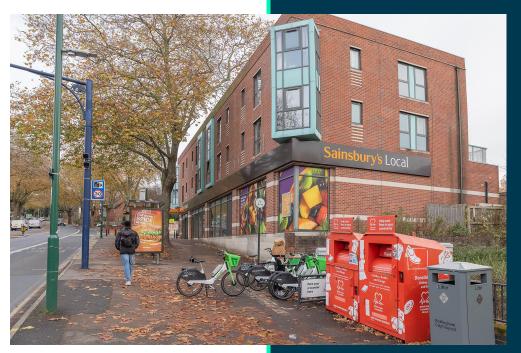
212216212











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...







Derby Road, Nottingham, NG7



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

212216212

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









Initial Outlay





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



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.



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

£220,000



+ Add to report



£155,000

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



+ 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



Current term of tenancy: Within 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**



Derby Road, Nottingham, NG7



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.