

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Derby Road, Nottingham,  
NG7

212216212

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Derby Road, Nottingham, NG7

Get instant cash flow of **£1,250** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£1,809** which would provide the investor a Gross Yield of **10.7%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



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NG7

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## Property Key Features

**2 bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: £2752 per annum**

**Ground Rent: £60 per annum**

**Lease Length: 150 yrs**

**Current Rent: £1,250**

**Market Rent: £1,809**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £202,000.00 and borrowing of £151,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 202,000.00

25% Deposit	£50,500.00
SDLT Charge	£6,060
Legal Fees	£1,000.00
Total Investment	£57,560.00



# 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 £1,250 per calendar month but the potential market rent is

£ 1,809

Returns Based on Rental Income	£1,250	£1,809
Mortgage Payments on £151,500.00 @ 5%	£631.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£229.33	
Ground Rent	£21.67	
Letting Fees	£125.00	£180.90
Total Monthly Costs	£1,022.25	£1,078.15
Monthly Net Income	£227.75	£730.85
Annual Net Income	£2,733.00	£8,770.20
Net Return	4.75%	15.24%



# Return Stress Test Analysis Report



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

Annual Net Income      **£5,152.20**  
Adjusted To

Net Return                      **8.95%**

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

Annual Net Income      **£6,000.24**  
Adjusted To

Net Return                      **10.42%**

# 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**

## 2 bedroom flat for sale

[+ Add to report](#)

Derby Road, Nottingham, Nottinghamshire, NG7

**NO LONGER ADVERTISED**

Marketed from 21 Sep 2023 to 9 Nov 2023 (49 days) by Frank Innes, Nottingham



**£189,500**

## 2 bedroom flat for sale

[+ Add to report](#)

Derby Road, Nottingham, Nottinghamshire, NG7

**NO LONGER ADVERTISED**

Marketed from 24 Oct 2023 to 4 Jul 2024 (253 days) by Frank Innes, Nottingham

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,998 based on the analysis carried out by our letting team at **Let Property Management**.



£1,998 pcm

## 2 bedroom flat

Rolleston Drive, £230pppw BILLS INCLUDED

CURRENTLY ADVERTISED

Marketed from 2 Oct 2024 by Top 365, Nottingham

+ Add to report



£1,998 pcm

## 2 bedroom flat

2 Bed 2 Bath on Rolleston Drive, Nottingham - £230pppw BILLS INCLUDED

CURRENTLY ADVERTISED

Marketed from 1 Oct 2024 by Top 365, Nottingham

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 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.



**LETPROPERTY**