

LET PROPERTY PACK

INVESTMENT INFORMATION

Derby Road, Nottingham, NG7

213754978











Property Description

Our latest listing is in Derby Road, Nottingham, NG7

Get instant cash flow of £1,300 per calendar month with a 7.1% Gross Yield for investors.

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...







Derby Road, Nottingham, NG7



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £2752

Ground Rent: TBC

Lease Length: leasehold

Current Rent: £1,300

213754978

Lounge









Kitchen









Bedrooms









Bathroom



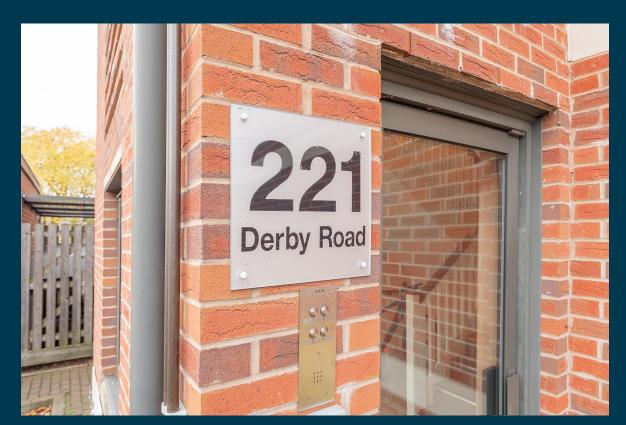






Exterior









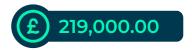
Initial Outlay





Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£54,750.00**

SDLT Charge £6,570

Legal Fees £1,000.00

Total Investment £62,320.00

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



Returns Based on Rental Income	£1,300
Mortgage Payments on £164,250.00 @ 5%	£684.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£229.33
Ground Rent	ТВС
Letting Fees	£130.00
Total Monthly Costs	£1,058.71
Monthly Net Income	£241.30
Annual Net Income	£2,895.54
Net Return	<mark>4.65%</mark>

Return Stress Test Analysis Report





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

Annual Net Income

£295.54

Adjusted To

Net Return

0.47%

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

Annual Net Income

-£389.46

Adjusted To

Net Return

-0.62%

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

£189,500

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



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 £1,450 based on the analysis carried out by our letting team at **Let Property**Management.



2 bedroom flat

+ Add to report

+ Add to report

Derby Road, Nottingham, NG7

NO LONGER ADVERTISED

Marketed from 14 Aug 2023 to 1 Oct 2023 (47 days) by OpenRent, London

£1,450 pcm



NO LONGER ADVERTISED

 ${\it Marketed from 14\ Nov\ 2023\ to\ 27\ Nov\ 2023\ (13\ days)\ by\ Tomlinson\ Estate\ Management\ Limited,}$ Lenton

2 bedroom flat

Derby Road, Lenton, Nottingham, NG7 1QJ

£1,404 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: 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.