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## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Harcourt Street, Derby, DE1

213354846

www.letproperty.co.uk

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## **Property Description**

Our latest listing is in Harcourt Street, Derby, DE1.

Get instant cash flow of £850 per calendar month with a 5.6% Gross Yield for investors.

This property has a potential to rent for **£867** which would provide the investor a Gross Yield of **5.7%** 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 be a rewarding addition to an investor portfolio.

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

#### **LETPR®PERTY**





#### Harcourt Street, Derby, DE1

213354846

3 bedroomFactor Fees: TBC1 bathroomGround Rent: TBCEasy Access to Local AmenitiesLease Length: TBCWell Maintained PropertyCurrent Rent: £850

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**Property Key Features** 

Market Rent: £867







## **Kitchen**





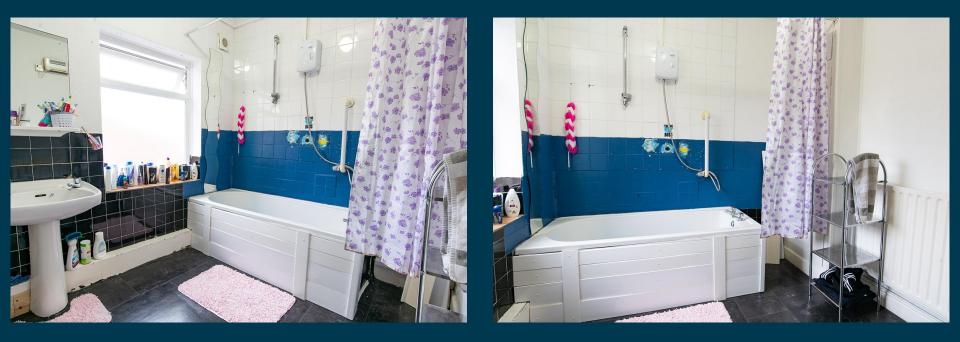
## **Bedrooms**





## Bathroom





## Exterior



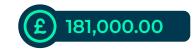






Figures based on assumed purchase price of £181,000.00 and borrowing of £135,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£45,250.00
SDLT Charge	£5,430
Legal Fees	£1,000.00
Total Investment	£51,680.00

## **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 £850 per calendar month but the potential market rent is



Returns Based on Rental Income	£850	£867
Mortgage Payments on £135,750.00 @ 5%	£565.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	твс	
Letting Fees	£85.00	£86.70
Total Monthly Costs	£665.63	<b>£667.33</b>
Monthly Net Income	<mark>£184.38</mark>	<b>£199.68</b>
Annual Net Income	£2,212.50	£2,396.10
Net Return	<mark>4.28</mark> %	<mark>4.64</mark> %



#### Return Stress Test Analysis Report





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

Annual Net Income **£662.10** Adjusted To

Net Return 1.28%

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

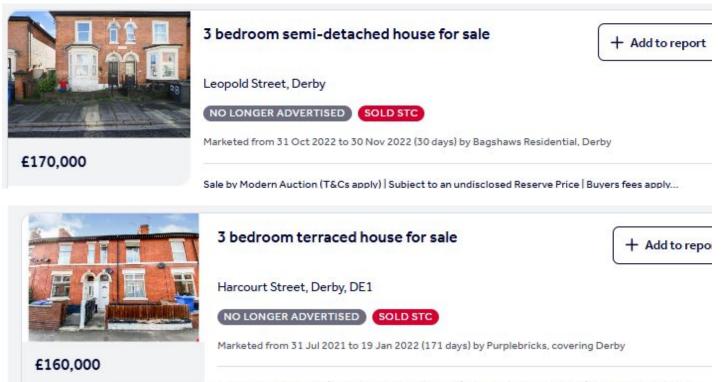
Annual Net Income -£318.90 Adjusted To

Net Return -0.

-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 £170,000.



Three/Four Bedrooms | Large Mid Terraced House | Potential Yield - 10-12% | Convenient For Roval ...

### **Rent Comparables Report**

This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



King Alfred Street

CURRENTLY ADVERTISED

Marketed from 15 Nov 2024 by Hannells Estate Agents, Chellaston

+	Add to report
1.45	

#### 3 bedroom terraced house

Webster Street, Derby, Derbyshire, DE1





Marketed from 3 Oct 2023 to 10 Dec 2024 (434 days) by TMS Management Solutions Ltd, Derby





£995 pcm

£950 pcm

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

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.



Current term of tenancy: 4 years+

Payment history: On time for length of tenancy





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#### Harcourt Street, Derby, DE1

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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.

