

LET PROPERTY PACK

INVESTMENT INFORMATION

Shepton Crescent,
Nottingham, NG8

212454413

 www.letproperty.co.uk





Property Description

Our latest listing is in Shepton Crescent, Nottingham, NG8.

Get instant cash flow of **£625** per calendar month with a **4.4%** Gross Yield for investors.

This property has a potential to rent for **£937** which would provide the investor a Gross Yield of **6.5%** 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...



Shepton Crescent,
Nottingham, NG8

212454413



Property Key Features

3 bedrooms

1 bathrooms

Spacious Rooms

Well-Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £625

Market Rent: £937

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £172,000.00 and borrowing of £129,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 172,000.00

25% Deposit	£43,000.00
SDLT Charge	£5,160
Legal Fees	£1,000.00
Total Investment	£49,160.00

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 £625 per calendar month but the potential market rent is

£ 937

Returns Based on Rental Income	£625	£937
Mortgage Payments on £129,000.00 @ 5%	£537.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0	
Ground Rent	Freehold	
Letting Fees	£62.50	£93.70
Total Monthly Costs	£615.00	£646.20
Monthly Net Income	£10.00	£290.80
Annual Net Income	£120.00	£3,489.60
Net Return	0.24%	7.10%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,615.60**
Adjusted To

Net Return **3.29%**

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

Annual Net Income **£909.60**
Adjusted To

Net Return **1.85%**

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 £180,000.



£180,000

3 bedroom terraced house for sale

+ Add to report

Tenbury Crescent, Nottingham, Nottinghamshire, NG8

CURRENTLY ADVERTISED

SOLD STC

Marketed from 24 Jun 2024 by Bairstow Eves, Nottingham



£170,000

3 bedroom end of terrace house for sale

+ Add to report

Albury Drive, Aspley, Nottingham

NO LONGER ADVERTISED

Marketed from 1 Jul 2024 to 1 Jul 2024 by Marriotts Estate Agents Ltd, Mapperley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

3 bedroom terraced house

[+ Add to report](#)

Harwill Crescent, Nottingham, NG8

NO LONGER ADVERTISED

Marketed from 22 Jul 2024 to 3 Aug 2024 (11 days) by OpenRent, London



£1,200 pcm

3 bedroom end of terrace house

[+ Add to report](#)

Minver Crescent, Nottingham, NG8

NO LONGER ADVERTISED

Marketed from 1 May 2024 to 8 May 2024 (7 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: **5 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.



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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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