

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Arthur Avenue  
Nottingham, NG7 2EL

214863245

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





## Property Description

Our latest listing is in Arthur Avenue  
Nottingham, NG7 2EL

Get instant cash flow of **£3,770** per calendar  
month with a **7.5%** Gross Yield for investors.

**With a location that allows for easy access to  
local amenities, and a space that has been  
well kept, this property would be a reliable  
addition to an investors portfolio.**

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



Arthur Avenue  
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## Property Key Features

6 Bedrooms

6 Bathrooms

HMO Investment

En-suites

Spacious Kitchen and Rooms

Parking Available

Perfect Location for Working Professionals

Likely to attract enquiries from Serious Investors & Developers

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £3,770

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £604,000.00 and borrowing of £453,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 604,000.00

25% Deposit	£151,000.00
SDLT Charge	£50,400
Legal Fees	£1,000.00
Total Investment	£202,400.00

# Projected Investment Return



The monthly rent of this property is currently set at £3,770 per calendar month



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	£3,770
Mortgage Payments on £453,000.00 @ 5%	£1,887.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£377.00
Total Monthly Costs	£2,279.50
Monthly Net Income	£1,490.50
Annual Net Income	£17,886.00
Net Return	8.84%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£10,346.00**  
Adjusted To

Net Return                      **5.11%**

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

Annual Net Income      **£8,826.00**  
Adjusted To

Net Return                      **4.36%**



# 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 £750,000.



£750,000

## 6 bedroom semi-detached house for sale

+ Add to report

Main Road, Wilford, NG11

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Oct 2024 to 24 Mar 2025 (165 days) by Belvoir Sales, West Bridgford

GUIDE PRICE £750,000 - £775,000 Pear Tree Cottage, Wilford Village, Nottingham - A Unique Riversi...



£650,000

## 6 bedroom semi-detached house for sale

+ Add to report

Western Terrace, The Park, Nottinghamshire, NG7 1AF

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Sep 2024 to 31 Mar 2025 (189 days) by HoldenCopley, West Bridgford

Grade II Listed Building | Six Double Bedrooms | Four Reception Rooms | Two Shower Suites & Two W...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,874 based on the analysis carried out by our letting team at **Let Property Management**.



£3,874 pcm

## 6 bedroom semi-detached house

+ Add to report

Peveril Road, Beeston

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Oct 2023 to 18 Jan 2024 (100 days) by Tristrams Student Lettings, Nottingham

STUDENTS | £300 deposit per person | £139 per person per week | Gas central heating | Available f...



£3,858 pcm

## 6 bedroom semi-detached house

+ Add to report

Middleton Boulevard, Wollaton Park, Nottingham

CURRENTLY ADVERTISED

Marketed from 31 Oct 2024 by Comfort Estates, Nottingham

Integrated Appliances | Double Bedrooms | Spacious Living Room | Offroad Parking | Private Garden...

# 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.





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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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