

LET PROPERTY PACK

INVESTMENT INFORMATION

Jacklin Gardens, Top Valley,
Nottingham NG5

220493256

 www.letproperty.co.uk





Property Description

Our latest listing is in Jacklin Gardens, Top Valley, Nottingham NG5

Get instant cash flow of **£695** per calendar month with a **11.1%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Jacklin Gardens, Top
Valley, Nottingham NG5

220493256



Property Key Features

1 Bedroom

1 Bathroom

Good Condition

Rear Garden Space

Factor Fees: £15.83 pm

Ground Rent: Leasehold

Lease Length: 179 years

Current Rent: £695

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit	£18,750.00
SDLT Charge	£3,750
Legal Fees	£1,000.00
Total Investment	£23,500.00

Projected Investment Return



The monthly rent of this property is currently set at £695 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£695	£750
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£15.83	
Ground Rent	Leasehold	
Letting Fees	£69.50	£75.00
Total Monthly Costs	£334.71	£340.21
Monthly Net Income	£360.30	£409.80
Annual Net Income	£4,323.54	£4,917.54
Net Return	18.40%	20.93%

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,417.54**
Adjusted To

Net Return **14.54%**

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

Annual Net Income **£3,792.54**
Adjusted To

Net Return **16.14%**

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 £90,000.



£90,000

1 bedroom maisonette for sale

+ Add to report

Helmsdale Gardens, NOTTINGHAM

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Feb 2024 to 25 Jul 2024 (148 days) by haart, Nottingham



£60,000

1 bedroom flat for sale

+ Add to report

Anderson Court, Bulwell, Nottingham, Nottingham, NG5 9EQ

NO LONGER ADVERTISED

Marketed from 27 Sep 2023 to 13 Mar 2024 (168 days) by Pattinson Estate Agents, Auction

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

1 bedroom maisonette

+ Add to report

Helmsdale Gardens, Top Valley, NG5

NO LONGER ADVERTISED

Marketed from 23 Jul 2024 to 24 Sep 2024 (62 days) by haart, Nottingham



£625 pcm

1 bedroom maisonette

+ Add to report

Lytham Gardens, Nottingham

NO LONGER ADVERTISED






LET AGREED

Marketed from 20 Jan 2023 to 10 Mar 2023 (48 days) by Tristrams Sales & Lettings, Nottingham

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: **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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NG5

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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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