

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bainton Grove,  
Nottingham, NG11 8LG

204904094

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





## Property Description

Our latest listing is in Bainton Grove, Nottingham, NG11 8LG

Get instant cash flow of **£2,250** per calendar month with a **7.8%** Gross Yield for investors.

The property is spacious and with long term tenants currently situated, a location that is accessible to various amenities, this will be a great addition for an investor that wants a reliable rental investment.

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



Bainton Grove,  
Nottingham, NG11 8LG

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## Property Key Features

4 Bedroom

1 Bathroom

Spacious Rooms

Three Piece Shower Room

Factor Fees: £0.00

Current Rent: £2,250

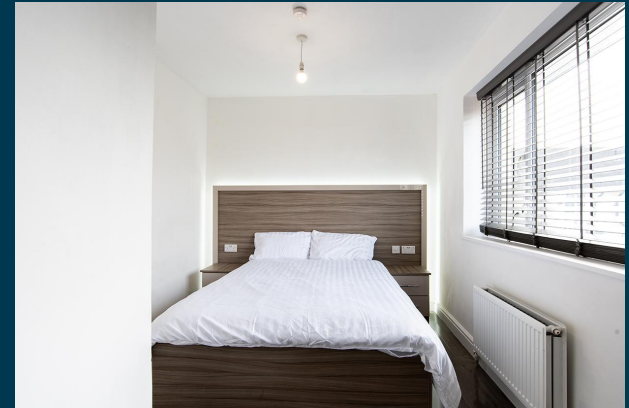
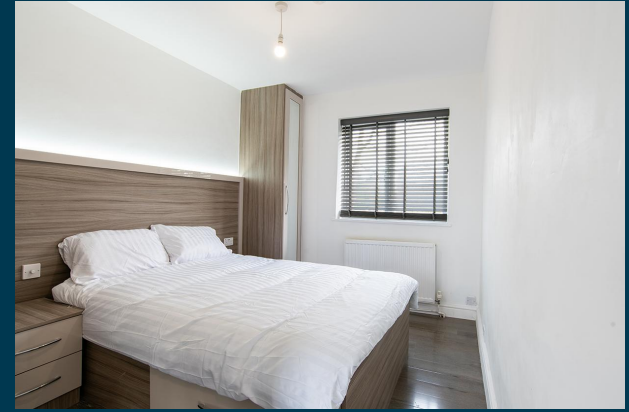
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £345,000.00 and borrowing of £258,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 345,000.00

25% Deposit	£86,250.00
SDLT Charge	£15,100
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£102,350.00</b>

# 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.



Returns Based on Rental Income	£2,250
Mortgage Payments on £258,750.00 @ 5%	£1,078.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£225.00
<b>Total Monthly Costs</b>	<b>£1,318.13</b>
<b>Monthly Net Income</b>	<b>£931.88</b>
<b>Annual Net Income</b>	<b>£11,182.50</b>
<b>Net Return</b>	<b>10.93%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,482.50**  
Adjusted To

Net Return                      **4.38%**

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

Annual Net Income      **£3,307.50**  
Adjusted To

Net Return                      **3.23%**

# 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 £410,000.



£400,000



Floorplan

## 4 bedroom semi-detached house for sale

Spencer Close, Ruddington, Nottingham

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Semi Detached Family Home | Four Bedrooms | Two Reception Rooms | Vaulted Ceilings | Rear Extensi...

### SOLD PRICE HISTORY

28 Sep 2023	£410,000
24 Sep 2015	£280,000
30 Nov 1999	£74,950

Marketed from 26 Apr 2023 to 17 Jan 2024 (265 days) by Benjamins, Ruddington



£400,000



Floorplan

## 4 bedroom detached house for sale

Martin Crescent, Ruddington, Nottingham

+ Add to report

CURRENTLY ADVERTISED **SOLD STC**

No Chain | Four Bed Detached | Three Reception Rooms | Family Bathroom | Master Ensuite | Double ...

### SOLD PRICE HISTORY

31 Oct 2007	£334,995
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Marketed from 6 Apr 2023 by Benjamins, Ruddington

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,100 based on the analysis carried out by our letting team at **Let Property Management**.



£2,100 pcm

## 4 bedroom detached house

Stonesby Vale, West Bridgford, Nottingham

+ Add to report

NO LONGER ADVERTISED

Spacious detached family home | Well presented throughout | Four double bedrooms | Two reception ...

SOLD PRICE HISTORY



£2,080 pcm

## 4 bedroom house

Southchurch Drive, NG11

+ Add to report

NO LONGER ADVERTISED LET AGREED






STUDENT PROPERTY 24/25 | POPULAR LOCATION | £120PPW EXC BILLS | FULLY FURNISHED | FOUR BEDROOMS ...

SOLD PRICE HISTORY

# 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: **0-2 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?**

Make an offer or  
**book a viewing**

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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