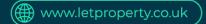


LET PROPERTY PACK

INVESTMENT INFORMATION

Pelham Road NG5

203962110











Property Description

Our latest listing is in Pelham Road NG5

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 8.3% 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 make for a rewarding addition to an investors portfolio.

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







Pelham Road NG5



2 Bedrooms

1 Bathroom

Dining/Kitchen/Living Room All Open Plan

Parking Space

Factor Fees: £0

Ground Rent: £1,800.00

Lease Length: 125 years

Current Rent: VACANT

Market Rent: £1,000

203962110

Lounge







Kitchen







Bedrooms









Bathroom







Exterior







Initial Outlay





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£36,250.00**

SDLT Charge £4,350

Legal Fees £1,000.00

Total Investment £41,600.00

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 potential market rent per calendar month of this property is currently set at



Returns Based on Rental Income	£1,000
Mortgage Payments on £108,750.00 @ 5%	£453.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£1,800.00
Letting Fees	£100.00
Total Monthly Costs	£2,368.13
Monthly Net Income	-£1,368.13
Annual Net Income	-£16,417.50
Net Return	-39.47%

Return Stress Test Analysis Report





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

Annual Net Income

-£18,417.50

Adjusted To

Net Return

-44.27%

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

Annual Net Income

£3,007.50

Adjusted To

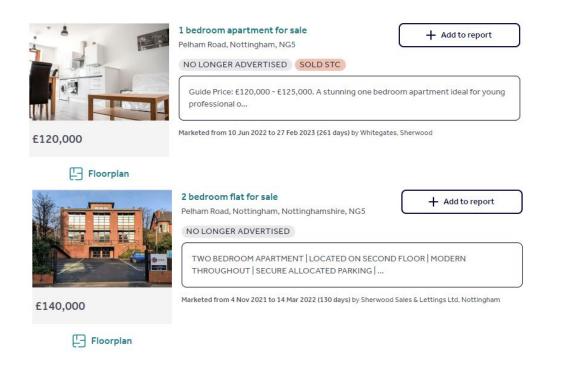
Net Return

7.23%

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 £85,499.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property**Management.



£1,500 pcm

2 bedroom flat

Bridlesmith Gate, Nottingham

CURRENTLY ADVERTISED

2 Double bedrooms. | 2 Bathrooms. | Electricity & heating included. | Currently under renovation....

Marketed from 9 Apr 2024 by M-S Estates, Nottingham



£1,450 pcm

2 bedroom flat

Short Hill, Nottingham, NG1

CURRENTLY ADVERTISED

Pet friendly | Zero deposit | Residents app | Period features with modern conveniences | Central...

Marketed from 15 Apr 2024 by Cording Residential Asset Management Limited, Lace Market Quarter

+ Add to report

+ Add to report

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: N/A



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

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.







Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

Pelham Road NG5



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.