

LET PROPERTY PACK

INVESTMENT INFORMATION

Harwill Crescent,
Nottingham NG8

205671136

 www.letproperty.co.uk





Property Description

Our latest listing is in Harwill Crescent, Nottingham NG8

Get instant cash flow of **£950** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **9.0%** 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...



Harwill Crescent,
Nottingham NG8

205671136



Property Key Features

2 Bedroom

1 Bathroom

Spacious Room

Garden Ground Space

Factor Fees: £0.00

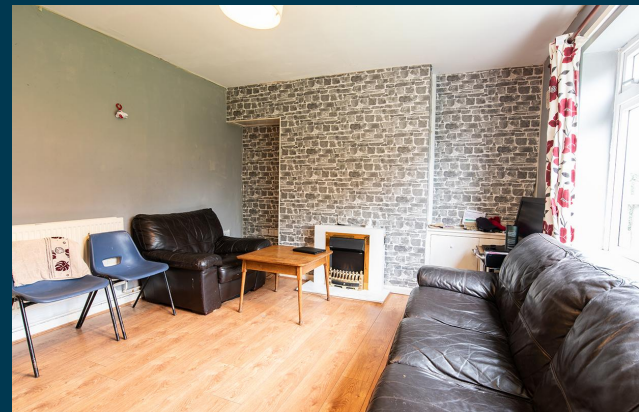
Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £950

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 160,000.00

25% Deposit	£40,000.00
SDLT Charge	£4,800
Legal Fees	£1,000.00
Total Investment	£45,800.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,200

Returns Based on Rental Income	£950	£1,200
Mortgage Payments on £120,000.00 @ 5%	£500.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£95.00	£120.00
Total Monthly Costs	£610.00	£635.00
Monthly Net Income	£340.00	£565.00
Annual Net Income	£4,080.00	£6,780.00
Net Return	8.91%	14.80%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£4,380.00**
Adjusted To

Net Return **9.56%**

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

Annual Net Income **£4,380.00**
Adjusted To

Net Return **9.56%**

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 £200,000.



3 bedroom terraced house for sale
Melbourne Road, Nottingham, NG8

+ Add to report

CURRENTLY ADVERTISED SOLD STC

OPEN HOUSE SATURDAY 9TH DECEMBER 10AM TO 12PM BY APPT ONLY | Town house | Three bedrooms | Close ...

£200,000

Marketed from 30 Nov 2023 by Yopa, East Midlands & Yorkshire

Floorplan



3 bedroom semi-detached house for sale
Keverne Close, Nottingham, NG8

+ Add to report

NO LONGER ADVERTISED SOLD STC

Three Bedrooms | Semi-Detached | Through Lounge/Diner | Corner Plot | No Upward Chain | Driveway ...

£200,000

SOLD PRICE HISTORY

1 Aug 2023	£190,000
27 Aug 2021	£167,500
3 Feb 2006	£99,950

Floorplan

Marketed from 19 May 2023 to 1 Aug 2023 (74 days) by Purplebricks, covering Nottingham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

3 bedroom detached house

Tynedale Close, Nottingham, NG8

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1892349

Marketed from 10 Nov 2023 to 4 Dec 2023 (24 days) by OpenRent, London



£1,200 pcm

Floorplan

4 bedroom semi-detached house

Wendover Drive, Nottingham

+ Add to report

NO LONGER ADVERTISED

2 bathrooms | 2 Toilet | Available immediately and long term | Central Heating | Cloakroom | Doub...






SOLD PRICE HISTORY

19 Nov 2021	£220,000
22 Aug 1997	£34,000

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: **Moved in within the last 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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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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