

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Elwes Lodge, Nottingham,  
NG4

211178195

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





## Property Description

Our latest listing is in Elwes Lodge, Nottingham, NG4

Get instant cash flow of **£550** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,100** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

**The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.**

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



Elwes Lodge,  
Nottingham, NG4

211178195



## Property Key Features

**2 bedroom**

**1 Bathroom**

**Spacious Rooms**

**Three Piece Bathroom**

**Factor Fees: £0.00**

**Ground Rent: £10 per year**

**Lease Length: 952 years**

**Current Rent: £550**

**Market Rent: £1,100**



# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 110,000.00

25% Deposit	£27,500.00
Stamp Duty ADS @ 6%	£6,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£35,100.00

# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 1,100

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	£550	£1,100
Mortgage Payments on £82,500.00 @ 5%	<b>£343.75</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>£10 per year</b>	
Letting Fees	<b>£55.00</b>	<b>£110.00</b>
<b>Total Monthly Costs</b>	<b>£414.58</b>	<b>£469.58</b>
<b>Monthly Net Income</b>	<b>£135.42</b>	<b>£630.42</b>
<b>Annual Net Income</b>	<b>£1,625.04</b>	<b>£7,565.04</b>
<b>Net Return</b>	<b>4.63%</b>	<b>21.55%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,365.04**  
Adjusted To

Net Return                      **15.29%**

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


Annual Net Income      **£5,925.00**  
Adjusted To

Net Return                      **16.88%**

# 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 £130,000.



### 4 bedroom terraced house for sale

75 Vale Road, Colwick, Nottingham, NG4 2GL

**NO LONGER ADVERTISED**

Marketed from 13 Mar 2023 to 28 Apr 2023 (45 days) by Auction Estates Limited, Nottingham

A freehold three storey four bedroom end of terrace residential property | Located in the establi...


**£130,000**

[+ Add to report](#)

**Sold price history:** [View](#)  
15/03/1996 £32,000

**EPC:** [View](#)

(Approx.) Sqft: **1,367 sq ft** Price (£) per sqft: **£95.10**



### 3 bedroom maisonette for sale

Elwes Lodge, Whimsey Park, Carlton, Nottingham

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 26 Aug 2022 to 14 Sep 2023 (384 days) by David James Estate Agents, Carlton

A deceptive ground floor maisonette | Three bedrooms | Good-sized lounge | Kitchen with a range o...

**£130,000**

[+ Add to report](#)

**EPC:** [View](#)

(Approx.) Sqft: **635 sq ft** Price (£) per sqft: **£204.70**


[View floor plan](#)



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



### 3 bedroom semi-detached house

Hotspur Drive, Colwick, Nottingham, Nottinghamshire, NG4

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 4 Jan 2024 to 27 Feb 2024 (54 days) by John Shepherd Lettings, Nottingham

**£1,100 pcm**

Semi detached | Three bedrooms | Conservatory | Driveway and garage | En-suite to main bedroom | ...

**Sold price history:**


21/04/2006	£158,000
22/02/1999	£67,500

**EPC:**

(Approx.) Sqft: **861 sq ft** Price (£) per sqft: **£1.28**

[View floor plan](#)

[+ Add to report](#)



### 3 bedroom semi-detached house

Kensington Gardens, Carlton, Nottingham

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 13 Feb 2023 to 21 Feb 2023 (7 days) by DMW Property Services, Mapperley

**£1,100 pcm**

Immaculate Three Bedroom House | Three Double Bedrooms | En-Suite Shower | Family Bathroom | Larg...

**EPC:**






(Approx.) Sqft: **926 sq ft** Price (£) per sqft: **£1.19**

[+ 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: **Yes**
-  Current term of tenancy: **3 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **Yes**
-  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.





Elwes Lodge, Nottingham, NG4

PROPERTY ID: 12345678

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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