

LET PROPERTY PACK

INVESTMENT INFORMATION

Willow Hill Close, Nottingham, NG6

211117497











Property Description

Our latest listing is in Willow Hill Close, Nottingham, NG6

Get instant cash flow of £800 per calendar month with a 6.2% Gross Yield for investors.

This property has a potential to rent for £941 which would provide the investor a Gross Yield of 7.2% 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...







Willow Hill Close, Nottingham, NG6



3 bedrooms

1 bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: freehold

Current Rent: £800

Market Rent: £941

211117497

Lounge









Kitchen









Bedrooms









Bathroom





Exterior









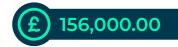
Initial Outlay





Figures based on assumed purchase price of £156,000.00 and borrowing of £117,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£39,000.00**

SDLT Charge £4,680

Legal Fees £1,000.00

Total Investment £44,680.00

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 monthly rent of this property is currently set at £800 per calendar month but the potential market rent is



Returns Based on Rental Income	£800	£941
Mortgage Payments on £117,000.00 @ 5%	£487.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	TBC	
Letting Fees	£80.00	£94.10
Total Monthly Costs	£582.50	£596.60
Monthly Net Income	£217.50	£344.40
Annual Net Income	£2,610.00	£4,132.80
Net Return	5.84%	9.25%

Return Stress Test Analysis Report





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

Annual Net Income

£2,250.80

Adjusted To

Net Return

5.04%

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

Annual Net Income

£1,792.80

Adjusted To

Net Return

4.01%

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 £230,000.



3 bedroom semi-detached house for sale

+ Add to report

+ Add to report

Irwin Drive, Nottingham, NG6

CURRENTLY ADVERTISED

SOLD STC

Marketed from 22 Feb 2024 by Yopa, East Midlands & Yorkshire

3 bedroom semi-detached house for sale



£230,000



Hempshill Lane, Hempshill Vale, Nottinghamshire, NG6 8PF

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Feb 2023 to 11 Jul 2023 (137 days) by HoldenCopley, Hucknall

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 terraced house

+ Add to report

+ Add to report

Clayfield Close, Bulwell, Nottingham, NG6 8DG

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Aug 2024 to 13 Sep 2024 (31 days) by HoldenCopley, Arnold





Bonington Close, Bulwell, NG6

NO LONGER ADVERTISED

3 bedroom house

LET AGREED

 ${\sf Marketed\ from\ 23\ Aug\ 2024\ to\ 12\ Sep\ 2024\ (20\ days)\ by\ Bairstow\ Eves\ Lettings,\ Nottingham}$

£1,000 pcm

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: 5 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.





Interested in this property investment?

Call us on **0141 478 0985**



Willow Hill Close, Nottingham, NG6



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.