

¥

LET PROPERTY PACK

INVESTMENT INFORMATION

Rosecroft Drive, Nottingham, NG5 6EH

211972925

www.letproperty.co.uk



Property Description

Our latest listing is in Rosecroft Drive, Nottingham, NG5 6EH

Get instant cash flow of ± 750 per calendar month with a 4.8% Gross Yield for investors.

This property has a potential to rent for £879 which would provide the investor a Gross Yield of 5.6% if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Nottingham, it will make for a reliable long term investment for an investor.

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







Rosecroft Drive, Nottingham, NG5 6EH

211972925

3 Bedrooms 1 Bathroom Spacious Rooms Spacious Lounge

Property Key Features

Factor Fees: Freehold Ground Rent: Freehold Lease Length: Freehold Current Rent: £750 Market Rent: £879







Kitchen





Bedrooms





Bathroom





Exterior





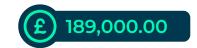
Initial Outlay





Figures based on assumed purchase price of £189,000.00 and borrowing of £141,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£47,250.00
SDLT Charge	£5,670
Legal Fees	£1,000.00
Total Investment	£53,920.00

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 \pm 750 per calendar month but the potential market rent is \bigcirc



LETPROPERT

Returns Based on Rental Income	£750	£879
Mortgage Payments on £141,750.00 @ 5%	£590.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£75.00	£87.90
Total Monthly Costs	£680.63	£693.53
Monthly Net Income	<mark>£69.38</mark>	£185.48
Annual Net Income	£832.50	£2,225.70
Net Return	<mark>1.54%</mark>	<mark>4.13%</mark>

Return Stress Test Analysis Report





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

Annual Net Income **£467.70** Adjusted To

Net Return 0.87%

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

Annual Net Income -£609.30 Adjusted To

Net Return

-1.13%

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 semi-detached house for sale	+ Add to report
	Shoreswood Close, Bestwood Park, Nottinghamshire, NGs sPY	
A REAL PROPERTY AND	CURRENTLY ADVERTISED	
	Marketed from 9 Dec 2024 by HoldenCopley, Arnold	
£200,000	Semi-Detached House Three Bedrooms Reception Room Fitted Kitcher	n Diner Conservatory Sty
1000000 1000000	Ø Sold price history:	Vlew
E. C	18/03/2020	£135,000
	Q EPC:	Vlew
View floor plan	(Approx.) Sqft: 840 sq ft Price (£) per sqft: €238.21	
	3 bedroom semi-detached house for sale	+ Add to report
III TO UIL LOD	Falconers Walk, Arnold, Nottinghamshire, NGs aNY	
The second state	CURRENTLY ADVERTISED	
C200.000	Marketed from 7 Dec 2024 by HoldenCopley, Arnold	
£200,000	Semi Detached House Three Bedrooms Spacious Living Room Modern	Fitted Kitchen & Utility Roo
	Q EPC:	View
	(Approx.) Sqft: 1,259 Sq ft Price (£) per sqft: €158.81	
[7] View floor plan		

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.

A	3 bedroom semi-detached house	+ Add to report		
	Malton Road, Basford, Nottingham, NGs	Maiton Road, Basford, Nottingham, NGs		
	CURRENTLY ADVERTISED			
£900 pcm	Marketed from 30 Oct 2024 by Northwood, Nottingham			
	Unfurnished Semi-Detached House [UPVC Double Glazing] Gas	Unfurnished Semi-Detached House [UPVC Double Glazing] Gas Central Heating Redecorated & New C		
	Q EPC:	View		
	(Approx.) Sqft: 840 sq ft Price (c) per sqft: 61.07			
- THI STOR	3 bedroom semi-detached house	+ Add to report		
	Leen Valley Way, Hucknall, NG1s			
	NO LONGER ADVERTISED			
	Marketed from 18 Oct 2024 to 7 Nov 2024 (20 days) by Northwoo	od, Nottingham		
£900 pcm				
	Central location Local transport links Gas central heating Sho	wir		
	Sold price history:	View		
	05/11/1999	£56,500		
	27/08/1999	£60,000		
	22/03/1996	£58,950		
	Q EPC:	View		
	(Approx.) Sqft: 775 sqft Price (ε) per sqft: ε1.16			

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

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.



Current term of tenancy: 2 years +

Payment history: On time for length of tenancy





Rosecroft Drive, Nottingham, NG5 6EH

211972925

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.

