

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

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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Spacious Lounge

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £750

Market Rent: £879

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 189,000.00

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 £750 per calendar month but the potential market rent is

£ 879

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	£69.38	£185.48
Annual Net Income	£832.50	£2,225.70
Net Return	1.54%	4.13%

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

CURRENTLY ADVERTISED

Marketed from 9 Dec 2024 by HoldenCopley, Arnold

Semi-Detached House | Three Bedrooms | Reception Room | Fitted Kitchen Diner | Conservatory | Sty...

£200,000


 [View floor plan](#)

Sold price history: [View](#)

18/03/2020	£135,000
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EPC: [View](#)

(Approx.) Sqft: **840 sq ft** Price (£) per sqft: **£238.21**



3 bedroom semi-detached house for sale [+ Add to report](#)


Falconers Walk, Arnold, Nottinghamshire, NGs aNY

CURRENTLY ADVERTISED

Marketed from 7 Dec 2024 by HoldenCopley, Arnold

Semi Detached House | Three Bedrooms | Spacious Living Room | Modern Fitted Kitchen & Utility Roo...

£200,000

 [View floor plan](#)



EPC: [View](#)

(Approx.) Sqft: **1,259 sq ft** Price (£) per sqft: **£158.81**

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**.

 <p>£900 pcm</p>	<p>3 bedroom semi-detached house + Add to report</p> <p>Malton Road, Basford, Nottingham, NG5</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 30 Oct. 2024 by Northwood, Nottingham</p> <p>Unfurnished Semi-Detached House UPVC Double Glazing Gas Central Heating Redecorated & New C...</p> <p> EPC: View</p> <p>(Approx.) Sqft: 840 sq ft Price (£) per sqft: £1.07</p>						
 <p>£900 pcm</p>	<p>3 bedroom semi-detached house + Add to report</p> <p>Leen Valley Way, Hucknall, NG15</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 18 Oct 2024 to 7 Nov 2024 (20 days) by Northwood, Nottingham</p> <p>Central location Local transport links Gas central heating Shower</p> <p> Sold price history: View</p> <table><tr><td>05/11/1999</td><td>£56,500</td></tr><tr><td>27/08/1999</td><td>£60,000</td></tr><tr><td>22/03/1996</td><td>£58,950</td></tr></table> <p> EPC: View</p> <p>(Approx.) Sqft: 775 sq ft Price (£) per sqft: £1.16</p>	05/11/1999	£56,500	27/08/1999	£60,000	22/03/1996	£58,950
05/11/1999	£56,500						
27/08/1999	£60,000						
22/03/1996	£58,950						

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: **2 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.



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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.



LETPROPERTY