

LET PROPERTY PACK

INVESTMENT INFORMATION

Staples Street,
Nottingham, NG3

213881253

 www.letproperty.co.uk





Property Description

Our latest listing is in Staples Street, Nottingham, NG3

Get instant cash flow of **£675** per calendar month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£911** which would provide the investor a Gross Yield of **6.3%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a potential rental income that can ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Staples Street,
Nottingham, NG3

213881253



Property Key Features

2 bedrooms

1 bathroom

Well Maintained Property

Spacious Rooms

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £675

Market Rent: £911

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit £43,250.00

SDLT Charge £8,650

Legal Fees £1,000.00

Total Investment £52,900.00

Projected Investment Return



The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is

£ 911



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	£675	£911
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£67.50	£91.10
Total Monthly Costs	£623.13	£646.73
Monthly Net Income	£51.88	£264.28
Annual Net Income	£622.50	£3,171.30
Net Return	1.18%	5.99%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,349.30**
Adjusted To

Net Return **2.55%**

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

Annual Net Income **£576.30**
Adjusted To

Net Return **1.09%**

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 £190,000.



£190,000

2 bedroom end of terrace house for sale

Staples Street, Mapperley, Nottingham

CURRENTLY ADVERTISED

Marketed from 17 Dec 2024 by David James Estate Agents, Mapperley

[+ Add to report](#)



£180,000

2 bedroom terraced house for sale

Staples Street, Mapperley, Nottingham

CURRENTLY ADVERTISED

Marketed from 17 Dec 2024 by David James Estate Agents, Mapperley

[+ Add to report](#)

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**.



£1,100 pcm

2 bedroom house

+ Add to report

Staples Street, Nottingham, NG3 5HR

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Dec 2024 to 5 Feb 2025 (61 days) by Frank Innes Lettings, Mapperley



£1,100 pcm

3 bedroom semi-detached house

+ Add to report

Staples Street, Mapperley, Nottingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Jun 2024 to 23 Jul 2024 (24 days) by Marriotts Estate Agents Ltd, Mapperley

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: **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.



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