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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...

LE7PR@PERTY





Staples Street, Nottingham, NG3

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2 bedrooms 1 bathroom Well Maintained Property Spacious Rooms

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Property Key Features

Factor Fees: TBC Ground Rent: TBC Lease Length: TBC Current Rent: £675 Market Rent: £911







Kitchen





Bedrooms





Bathroom









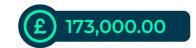






Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£43,250.00
SDLT Charge	£8,650
Legal Fees	£1,000.00
Total Investment	£52,900.00

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 £675 per calendar month but the potential market rent is



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	ТВС	
Ground Rent	ТВС	
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	<mark>1.18%</mark>	<mark>5.99%</mark>



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



+ Add to 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.

1	2 bedroom end of terrace house for sale	+ Add to report
	Staples Street, Mapperley, Nottingham	
	CURRENTLY ADVERTISED	
	Marketed from 17 Dec 2024 by David James Estate Agents, Mapperley	
£190,000		



2 bedroom terraced house for sale

Staples Street, Mapperley, Nottingham

CURRENTLY ADVERTISED

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

£180,000

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**.

	2 bedroom house + Add to r	report
	Staples Street, Nottingham, NG3 5HR	
	NO LONGER ADVERTISED LET AGREED	
£1,100 pcm	Marketed from 6 Dec 2024 to 5 Feb 2025 (61 days) by Frank Innes Lettings, Mapperley	



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: 3 years+

Payment history: On time for length of tenancy





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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.

