

LET PROPERTY PACK

INVESTMENT INFORMATION

Wilford Crescent East,
Nottingham, NG2

215490387

 www.letproperty.co.uk





Property Description

Our latest listing is in Wilford Crescent East, Nottingham, NG2.

Get instant cash flow of **£2,200** per calendar month with a **13.5%** Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Property Key Features

4 Bedrooms

3 Bathrooms

Private Garden

Communal Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,200

Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £195,000.00 and borrowing of £146,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 195,000.00

25% Deposit £48,750.00

SDLT Charge £9,750

Legal Fees £1,000.00

Total Investment £59,500.00

Projected Investment Return



The monthly rent of this property is currently set at £2,200 per calendar month.



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	£2,200
Mortgage Payments on £146,250.00 @ 5%	£609.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£220.00
Total Monthly Costs	£844.38
Monthly Net Income	£1,355.63
Annual Net Income	£16,267.50
Net Return	27.34%

Return **Stress Test** Analysis Report



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

Annual Net Income **£11,867.50**
Adjusted To

Net Return **19.95%**

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



Annual Net Income **£13,342.50**
Adjusted To

Net Return **22.42%**

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 £225,000.

 <p>£225,000</p>	<p>4 bedroom end of terrace house for sale</p> <p>Wilford Crescent East, Meadows, Nottingham</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 31 Jan 2024 to 30 Apr 2024 (89 days) by Royston & Lund Estate Agents, West Bridgfo</p>
 <p>£220,000</p>	<p>4 bedroom terraced house for sale</p> <p>Wilford Crescent East, The Meadows, Nottinghamshire, NG2 2ED</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 16 Sep 2022 to 5 Apr 2023 (201 days) by HoldenCopley, West Bridgford</p> <p>Mid-Terraced House Four Bedrooms Two Reception Rooms Modern Fitted Kitchen Three-Piece Ba</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,485 based on the analysis carried out by our letting team at **Let Property Management**.



£2,485 pcm

4 bedroom terraced house

Lamcote Street, The Meadows, Nottingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Oct 2024 to 22 Nov 2024 (22 days) by Comfort Estates, Nottingham

+ Add to report



£2,398 pcm

4 bedroom terraced house

Woodward Street, The Meadows, Nottingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Oct 2023 to 12 Dec 2023 (45 days) by Comfort Estates, Nottingham

+ Add to report

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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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