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# LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Water Lane, South Normanton, DE55

206804480

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## **Property** Description

Our latest listing is in Water Lane, South Normanton, DE55

Get instant cash flow of £2,100 per calendar month with a 5.0% Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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

#### **LETPR®PERTY**





#### Water Lane, South Normanton, DE55

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8 bedroom Factor 3 bathroom Groun Spacious Rooms Lease Garden Ground Space Curre

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**Property Key Features** 

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £2,100

## Lounge





## Kitchen





## Bedrooms





## Bathroom





## Exterior



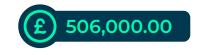






Figures based on assumed purchase price of £506,000.00 and borrowing of £379,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£126,500.00
SDLT Charge	£38,100
Legal Fees	£1,000.00
Total Investment	£165,600.00

## **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 £2,100 per calendar month.

Returns Based on Rental Income	£2,100
Mortgage Payments on £379,500.00 @ 5%	£1,581.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£210.00
Total Monthly Costs	£1,806.25
Monthly Net Income	£293.75
Annual Net Income	£3,525.00
Net Return	<mark>2.13</mark> %

#### Return Stress Test Analysis Report





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

Annual Net Income -£19,155.00 Adjusted To

Net Return

**-11.57%** 

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

Annual Net Income -£26,745.00 Adjusted To

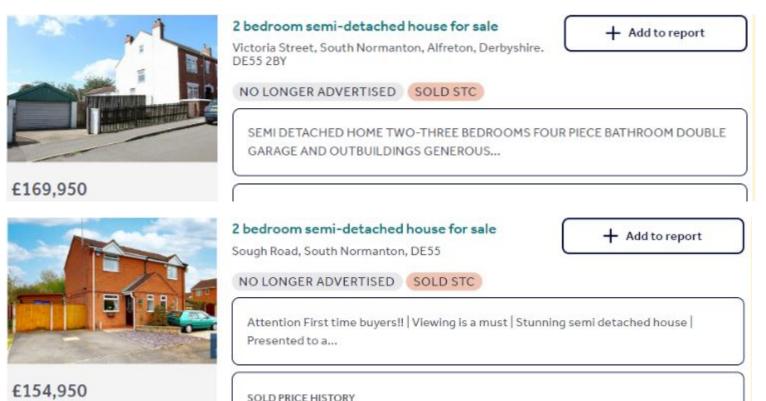
Net Return -10

-16.15%

### 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 £169,950.





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.





www.letproperty.co.uk

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#### 206804480

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.

