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LET PROPERTY PACK

INVESTMENT INFORMATION

Huntingdon Street, Nottingham, NG1

214711933

(www.letproperty.co.uk





Property Description

Our latest listing is in Huntingdon Street, Nottingham, NG1

Get instant cash flow of £2,400 per calendar month with a 9.3% Gross Yield for investors.

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

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







Huntingdon Street, Nottingham, NG1

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3 bedrooms Factor F 3 bathrooms Ground Large Lounge Lease Le

Property Key Features

Three Piece Bathroom

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Factor Fees: £ 550 pm Ground Rent: £ 81 pm Lease Length: 100 Current Rent: £2,400











Kitchen





Bedrooms





Bathroom





Exterior



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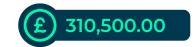






Figures based on assumed purchase price of £310,500.00 and borrowing of £232,875.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



| 25% Deposit | £77,625.00 |
|------------------|------------|
| SDLT Charge | £18,550 |
| Legal Fees | £1,000.00 |
| Total Investment | £97,175.00 |

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 $\pm 2,400$ per calendar month.

| Returns Based on Rental Income | £2,400 |
|---------------------------------------|------------------------|
| Mortgage Payments on £232,875.00 @ 5% | £970.31 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £ 550 pm |
| Ground Rent | £ 81 pm |
| Letting Fees | £240.00 |
| Total Monthly Costs | £1,225.31 |
| Monthly Net Income | <mark>£1,174.69</mark> |
| Annual Net Income | £14,096.25 |
| Net Return | <mark>14.51%</mark> |



Return Stress Test Analysis Report





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

| Annual Net Income | £9,296.25 |
|-------------------|-----------|
| Adjusted To | |
| | |

Net Return 9.57%

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

Annual Net Income **£9,438.75** Adjusted To

Net Return 9.71%

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 £325,000.



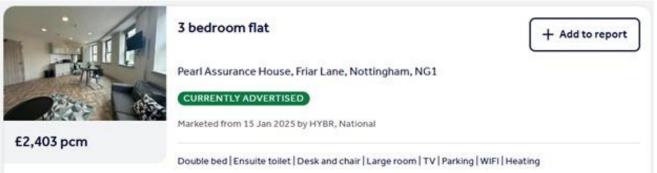


Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as $\pm 2,405$ based on the analysis carried out by our letting team at **Let Property Management**.







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

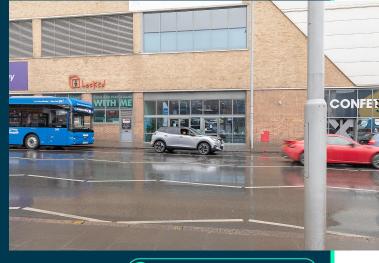
Fully compliant tenancy including EICR & Gas Safety in order Current term of tenancy: **Moved in**

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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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.

