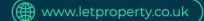


LET PROPERTY PACK

INVESTMENT INFORMATION

Newmarket Road, Nottingham, NG6 8TX

217400876











Property Description

Our latest listing is in Newmarket Road, Nottingham, NG6 8TX

Get instant cash flow of £668 per calendar month with a 4.6% Gross Yield for investors.

This property has a potential to rent for £985 which would provide the investor a Gross Yield of 6.8% if the rent was increased to market rate.

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...







Newmarket Road, Nottingham, NG6 8TX

217400876



Property Key Features

3 Bedrooms

1 Bedroom

Private front and back gardens

Ideal for Working Professionals

Convenient Local Transport Links

Conveniently located close to the city centre

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £668

Market Rent: £985

Lounge







Kitchen









Bedrooms





Bathroom

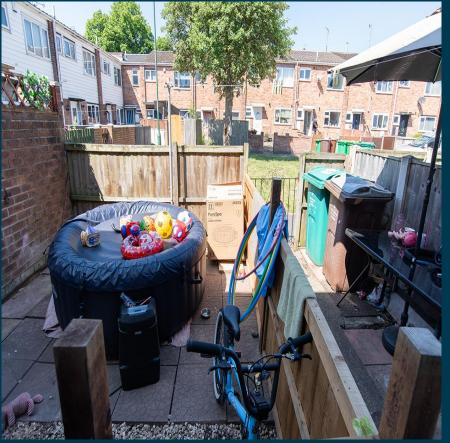




Exterior







Initial Outlay





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 £9,610

Legal Fees £1,000.00

Total Investment £53,860.00

Projected Investment Return



The monthly rent of this property is currently set at £668 per calendar month but the potential market rent is





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	£668	£985
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£66.80	£98.50
Total Monthly Costs	£622.43	£654.13
Monthly Net Income	£45.58	£330.88
Annual Net Income	£546.90	£3,970.50
Net Return	1.02%	7.37%

Return Stress Test Analysis Report





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

Annual Net Income

£2,000.50

Adjusted To

Net Return

3.71%

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

Annual Net Income

£1,375.50

Adjusted To

Net Return

2.55%

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 £180,000.



£180,000

3 bedroom terraced house for sale

+ Add to report

Broad Eadow Road, Nottingham, Nottinghamshire, NG6

NO LONGER ADVERTISED

Marketed from 2 Apr 2024 to 19 Apr 2024 (16 days) by Bairstow Eves, Nottingham

3 Bedrooms | Rear Garden | Fully Owned Solar Panels | Double Glazing Throughout | Good Decoration...



£175,000

3 bedroom terraced house for sale

+ Add to report

Quarry Avenue, Nottingham

NO LONGER ADVERTISED

Marketed from 6 Jul 2024 to 7 Nov 2024 (124 days) by William H. Brown, Bulwell

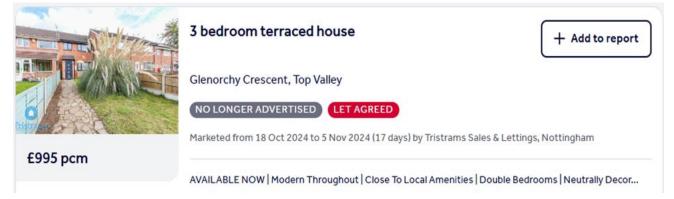
Mid Terraced House | Three Bedrooms | Gas Central Heating & UPVC Double Glazing | Solar Panels |...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property**Management.





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: 10 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.





Interested in this property investment?

Call us on **0141 478 0985**



Newmarket Road, Nottingham, NG6 8TX



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.