

LET PROPERTY PACK

INVESTMENT INFORMATION

Lymn Avenue, Gedling,
Nottingham, NG4 4EA

215529128

 www.letproperty.co.uk





Property Description

Our latest listing is in Lymn Avenue, Gedling, Nottingham, NG4 4EA

Get instant cash flow of **£700** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£955** which would provide the investor a Gross Yield of **7.64%** if the rent was increased to market rate.

With a tenant 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...



Lymn Avenue, Gedling,
Nottingham, NG4 4EA

215529128



Property Key Features

3 Bedrooms

1 Bathroom

Private front and rear gardens

On-street parking

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £700

Market Rent: £955

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 173,000.00

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 £700 per calendar month but the potential market rent is

£ 955



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	£700	£955
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£70.00	£95.50
Total Monthly Costs	£625.63	£651.13
Monthly Net Income	£74.38	£303.88
Annual Net Income	£892.50	£3,646.50
Net Return	1.66%	6.77%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,736.50**
Adjusted To

Net Return **3.22%**

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

Annual Net Income **£1,051.50**
Adjusted To

Net Return **1.95%**

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 end of terrace house for sale

+ Add to report

Walton Crescent, Carlton, Nottingham

CURRENTLY ADVERTISED

SOLD STC

Marketed from 14 Dec 2023 by Marriotts Estate Agents Ltd, Mapperley

Three double bedrooms | Large bathroom & downstairs toilet | Modern kitchen + appliances | Separa...



£175,000

3 bedroom end of terrace house for sale

+ Add to report

Station Road, Carlton, Nottingham, Nottinghamshire, NG4

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Jul 2023 to 8 Jan 2025 (537 days) by Bairstow Eves, Carlton

WELL PRESENTED | THREE BEDROOMS | TWO RECEPTION ROOMS | REAR GARDEN | READY TO MOVE INTO | GREAT ...

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**.



£1,100 pcm

3 bedroom end of terrace house

Vernon Avenue, Carlton, Nottinghamshire, NG4 3FX

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Feb 2024 to 22 Mar 2024 (21 days) by HoldenCopley, Arnold

End Terraced House | Three Bedrooms | Modern Fitted Kitchen/Diner | Well Presented Throughout Wit...

+ Add to report



£995 pcm

3 bedroom end of terrace house

Elm Avenue, Carlton, Nottingham, Nottinghamshire, NG4

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 May 2024 to 5 Jun 2024 (20 days) by Rex Gooding, West Bridgford

3-bedroom, end of terrace house | Large – 98 sqm | Fully refurbished. New kitchen, flooring and d...

+ 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.



www.letproperty.co.uk

Lymn Avenue, Gedling, Nottingham, NG4
4EA

215529128

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.



LETPROPERTY