

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Alfreton Road, Derby, DE21

216244314

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Alferton Road, Derby, DE21

Get instant cash flow of **£850** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£950** 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...



Alferton Road, Derby,  
DE21

216244314



## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Room**

**Well Maintained Property**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £850**

**Market Rent: £950**

# Lounge





# Kitchen

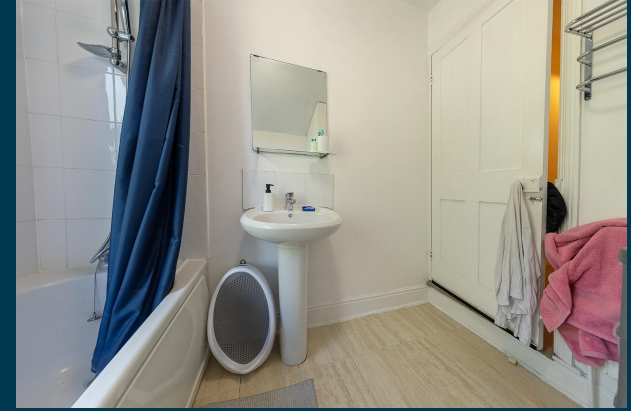


# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £167,000.00 and borrowing of £125,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 167,000.00

25% Deposit £41,750.00

SDLT Charge £9,180

Legal Fees £1,000.00

**Total Investment £51,940.00**

# Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£850	£1,150
Mortgage Payments on £125,250.00 @ 5%	£521.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£85.00	£95.00
Total Monthly Costs	£621.88	£631.88
Monthly Net Income	£228.13	£318.13
Annual Net Income	£2,737.50	£3,817.50
Net Return	5.27%	7.35%

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,917.50**  
Adjusted To

Net Return                      **3.69%**

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

Annual Net Income      **£1,312.50**  
Adjusted To

Net Return                      **2.53%**



# 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 £220,000.



£220,000

## 4 bedroom town house for sale

Alfreton Road, Derby

CURRENTLY ADVERTISED

SOLD STC

Marketed from 27 Sep 2024 by haart, Derby

+ Add to



£175,000

## 2 bedroom terraced house for sale

Alfreton Road, Derby

NO LONGER ADVERTISED

Marketed from 14 Sep 2023 to 18 Dec 2023 (94 days) by Boxall Brown & Jones, Derby

+ Add to rep

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

## 2 bedroom house

Apartment 22, Middleton House, Derby DE1 3FS

NO LONGER ADVERTISED

Marketed from 7 Sep 2023 to 2 Nov 2023 (56 days) by Frank Innes Lettings, Derby

+ Add to report



£1,100 pcm

## 2 bedroom cottage

Poplar Row, Darley Abbey, DE22

NO LONGER ADVERTISED

Marketed from 10 Jul 2024 to 15 Jul 2024 (5 days) by Leaders Lettings, Derby

+ 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**



Current term of tenancy: **5 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.





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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.



**LETPROPERTY**