


LET PROPERTY PACK

INVESTMENT INFORMATION

Sandford Road,
Nottingham, NG3

217247616

 www.letproperty.co.uk





Property Description

Our latest listing is in Sandford Road, Nottingham, NG3

Get instant cash flow of **£2,500** per calendar month with a **9.0%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect 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...



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Property Key Features

5 Bedrooms

1 Bathroom

Good Condition

Front and Rear Garden Space

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,500

Lounge



Kitchen



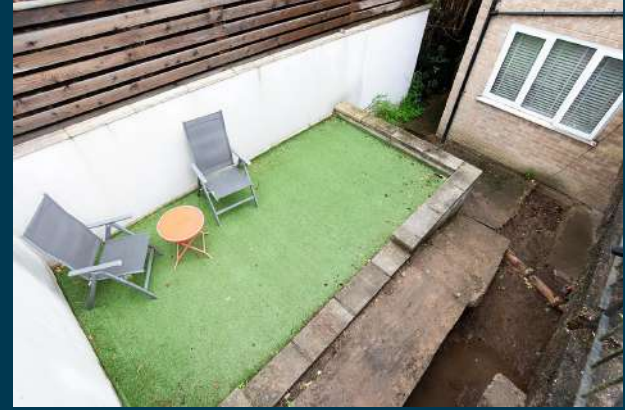
Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £333,000.00 and borrowing of £249,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 333,000.00

25% Deposit £83,250.00

SDLT Charge £23,300

Legal Fees £1,000.00

Total Investment £107,550.00

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.



| | |
|---------------------------------------|------------|
| Returns Based on Rental Income | £2,500 |
| Mortgage Payments on £249,750.00 @ 5% | £1,040.63 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £0.00 |
| Ground Rent | Freehold |
| Letting Fees | £250.00 |
| Total Monthly Costs | £1,305.63 |
| Monthly Net Income | £1,194.38 |
| Annual Net Income | £14,332.50 |
| Net Return | 13.33% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£9,332.50**
Adjusted To

Net Return **8.68%**

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

Annual Net Income **£9,337.50**
Adjusted To

Net Return **8.68%**

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 £350,000.



£350,000

3 bedroom detached house for sale

Sandford Road, Nottingham

NO LONGER ADVERTISED

Marketed from 18 Jul 2023 to 20 May 2024 (306 days) by Walton & Allen, Nottingham

+ Add to report



£275,000

3 bedroom semi-detached house for sale

Sandford Road, Mapperley, Nottinghamshire, NG3 6AJ

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 May 2021 to 3 Mar 2022 (294 days) by HoldenCopley, Arnold

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,389 based on the analysis carried out by our letting team at **Let Property Management**.



£3,389 pcm

5 bedroom house

+ Add to report

Woodborough Road, Arboretum,

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Nov 2021 to 17 Dec 2021 (45 days) by Comfort Estates, Nottingham



£1,600 pcm

4 bedroom detached house

+ Add to report

Dale Avenue, NG3

NO LONGER ADVERTISED

Marketed from 25 May 2024 to 8 Aug 2024 (75 days) by Leaders Lettings, Nottingham

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: **2 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.



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