

LET PROPERTY PACK

INVESTMENT INFORMATION

Stockbrook Street, Derby,
DE22

217995204

 www.letproperty.co.uk





Property Description

Our latest listing is in Stockbrook Street, Derby, DE22

Get instant cash flow of **£2,125** per calendar month with a **5.5%** Gross Yield for investors.

This portfolio has a potential to rent for **£2,589** which would provide the investor a Gross Yield of **6.8%** if the rent was increased to market rate.

This portfolio would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Stockbrook Street, Derby,
DE22

217995204



Property Key Features

A Portfolio of 3 Terraced Houses

3 Bathrooms

Spacious Lounges

Fully-Equipped Kitchens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,125

Market Rent: £2,589

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £460,000.00 and borrowing of £345,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 460,000.00

25% Deposit	£115,000.00
SDLT Charge	£36,000
Legal Fees	£1,000.00
Total Investment	£152,000.00

Projected Investment Return



The monthly rent of this property is currently set at £2,125 per calendar month but the potential market rent is

£ 2,589



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£2,125	£2,589
Mortgage Payments on £345,000.00 @ 5%	£1,437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£212.50	£258.90
Total Monthly Costs	£1,665.00	£1,711.40
Monthly Net Income	£460.00	£877.60
Annual Net Income	£5,520.00	£10,531.20
Net Return	3.63%	6.93%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,353.20**
Adjusted To

Net Return **3.52%**

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

Annual Net Income **£3,631.20**
Adjusted To

Net Return **2.39%**

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 £590,000.



£590,000

6 bedroom semi-detached house for sale

+ Add to report

Trowels Lane, Derby

NO LONGER ADVERTISED

Marketed from 4 Jun 2024 to 13 Sep 2024 (100 days) by Fletcher & Company, Derby

Deceptively Spacious Three Storey Victorian Semi-Detached Residence | Superb Dining Kitchen with



£590,000

6 bedroom detached house for sale

+ Add to report

Uplands Gardens, Derby

NO LONGER ADVERTISED

Marketed from 14 Dec 2023 to 13 Mar 2024 (89 days) by Hannells Estate Agents, Littleover

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,337 based on the analysis carried out by our letting team at **Let Property Management**.



£3,337 pcm

6 bedroom terraced house

+ Add to report

Ward Street, Derby, Derbyshire, DE22

NO LONGER ADVERTISED

Marketed from 15 Dec 2021 to 26 Apr 2025 (1228 days) by Key Properties, Derby

NEW FURNITURE | COMPLETELY REFURBISHED | 3 FLOORS | LARGE TV | NEW FLOORING | 6 BEDS, 4



£3,000 pcm

5 bedroom house share

+ Add to report

Ward Street, Stockbrook

NO LONGER ADVERTISED






Marketed from 1 Mar 2024 to 13 Mar 2024 (12 days) by Martin & Co, Derby

Brand new houseshare | All ensuite bathrooms | Beautiful decor | Stunning gloss kitchen | Fully f...

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: **3 years +**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **Yes**
-  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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