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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...

LETPR®PERTY





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A Portfolio of 3 Terraced Houses 3 Bathrooms Spacious Lounges Fully-Equipped Kitchens

Property Key Features

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £2,125 Market Rent: £2,589







Kitchen





Bedrooms





Bathroom













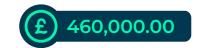






Figures based on assumed purchase price of £460,000.00 and borrowing of £345,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

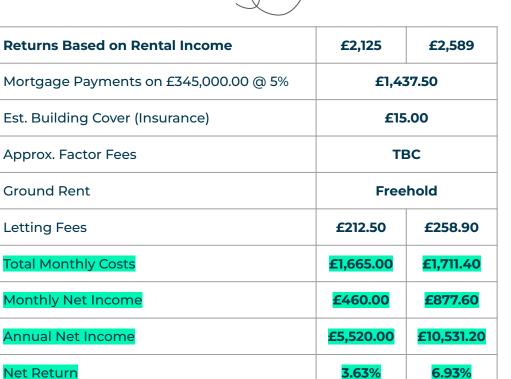


25% Deposit	£115,000.00
SDLT Charge	£36,000
Legal Fees	£1,000.00
Total Investment	£152,000.00

Projected Investment Return



Our industry leading letting agency Let Property Management can provide advice on achieving full market rent. The monthly rent of this property is currently set at £2,125 per calendar month but the potential market rent is \bigcirc



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2,589

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.

	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		
£590,000	Decentively Sharinus Three Storey Victorian Semi-Detached Recidence	Sunarh Dining Kitchen wit	

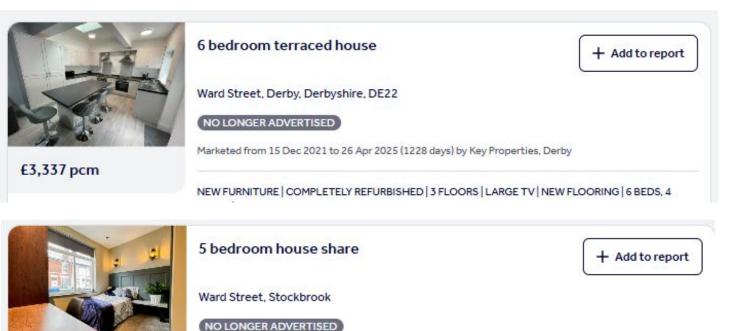


Rent Comparables Report

£3,000 pcm



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**.



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...

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**



Payment history: Yes

Current term of tenancy: 3 years +



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.

