

LET PROPERTY PACK

INVESTMENT INFORMATION

Green Lane, Derby, DE1

221654819

 www.letproperty.co.uk





Property Description

Our latest listing is in Green Lane, Derby, DE1

Get instant cash flow of **£3,625** per calendar month with a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£3,625** which would provide the investor a Gross Yield of **8.8%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Green Lane, Derby, DE1

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Property Key Features

6 bedroom HMO

4 bathroom

Spacious Rooms

Good condition

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £3,625

Market Rent: £3,625

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £494,000.00 and borrowing of £370,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 494,000.00

25% Deposit	£123,500.00
SDLT Charge	£39,400
Legal Fees	£1,000.00
Total Investment	£163,900.00

Projected Investment Return



The monthly rent of this property is currently set at £3,625 per calendar month but the potential market rent is

£ 3,625



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



Returns Based on Rental Income	£3,625	£3,625
Mortgage Payments on £370,500.00 @ 5%	£1,543.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£362.50	£362.50
Total Monthly Costs	£1,921.25	£1,921.25
Monthly Net Income	£1,703.75	£1,703.75
Annual Net Income	£20,445.00	£20,445.00
Net Return	12.47%	12.47%

Return **Stress Test** Analysis Report



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

Annual Net Income **£13,195.00**
Adjusted To

Net Return **8.05%**

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

Annual Net Income **£13,035.00**
Adjusted To

Net Return **7.95%**

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 £550,000.



£550,000

6 bedroom end of terrace house for sale

Church Road, Pelsall, WALSALL

NO LONGER ADVERTISED

Marketed from 23 May 2025 to 24 Sep 2025 (123 days) by Connells, Walsall



£525,000

6 bedroom end of terrace house for sale

Forest Road East, Nottingham

CURRENTLY ADVERTISED

Marketed from 29 Apr 2025 by Thomas James Estate Agents, Ruddington

Current Tenant Profile



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: **8 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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