

SELL YOUR TENANTED
PROPERTY.COM



PROPERTY INVESTMENT SCHEDULE

Flat 1 142 Norman Street
Derbyshire
DE7 8NR

PROPERTY DETAILS

Flat 1 142 Norman Street
Derbyshire
DE7 8NR

OFFERS IN EXCESS OF
£79,500

Sell Your Tenanted Property are delighted to bring to market this 1- bedroom house situated in the sought after area of Derbyshire

Type Of Home

Flat

Tenure

Freehold

Rent

£450/PCM

Returns

£5,400

Yield

6.8%

Bedrooms

1

Bathrooms

1

Reception

1

Area Sqft

TBC

PROPERTY IMAGES



PROPERTY IMAGES



INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.

2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.
We then used the historic performance to show the potential future increase
over the next 5 years based on the current market value.

- **Page 8 – Current annual rent returns for a cash purchase.**
- **Page 9 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.**
- **Page 10 – Historic increase in value & potential future increase in value. Within the area.**
- **Page 11 – Combined potential rental & potential increase in value: to give a Total Potential Return - over 5 years**

RETURN AT CURRENT RENT £450/PCM

Cash Purchase Investment/ Current Return = **6.5 % Yield**

Investment

House Purchase Price	£79,500
LBTT	£2,385
Legal Fees	£1,000
Total Investment	£82,885

Income

Annual Income	£5,400
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£5,400

BTL Mortgage Investment/ Current Return = **11.4 % Yield**

Investment

25% Of Purchase Price	£19,875
LBTT	£2,385
Legal Fees	£1,000
Total Investment	£23,260

Income

Potential Annual Income	£5,400
Less Mortgage Int	2,742.8
Service Charge & Ground Rent	£0
Net Annual Income	£2,657.2

*Assumed 25% deposit & BTL interest rate of 4.6%

RETURN AT POTENTIAL RENT £500/PCM

Cash Purchase Investment/ Current Return = **7.2% Yield**

Investment

House Purchase Price	£79,500
LBTT	£2,385
Legal Fees	£1,000
Total Investment	£82,885

Income

Annual Income	£6,000
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£6,000

BTL Mortgage Investment/ Current Return = **14% Yield**

Investment

25% Of Purchase Price	£19,875
LBTT	£2,385
Legal Fees	£1,000
Total Investment	£23,260

Income

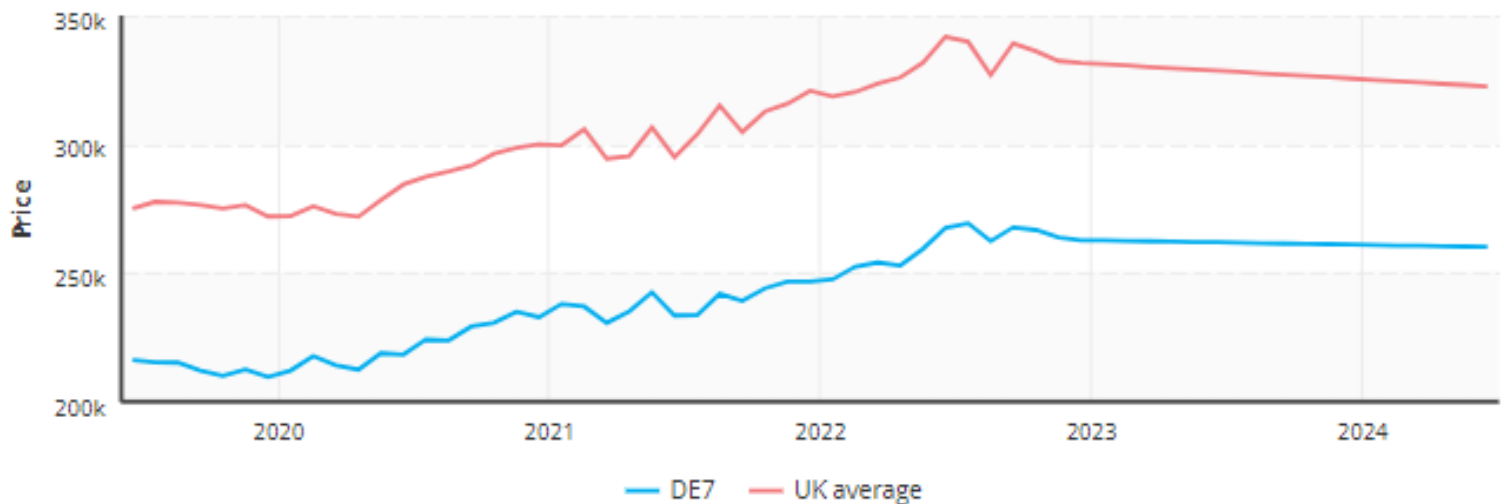
Potential Annual Income	£6,000
Less Mortgage Int	£2,742.8
Service Charge & Ground Rent	£0
Net Annual Income	£3,257.2

*Assumed 25% deposit & BTL interest rate of 4.6%

PROJECTED FUTURE VALUE

House prices in the DE7 Area In The Last 5 Years

Average home values nationwide



Historically, House prices in the DE7 area have risen by 18.2%

TENANT POTENTIAL RETURN OVER 5 YEARS

BASED ON THE POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return **29.4%**

Cash Investment	£79,500
5 Year Income	£6,000
Potential Increase In Value (based off of CMV of £115k)	£17,381
House Price In 5 Years	£112,881 (conservatively)
Total Potential Return	£23,381

BTL Mortgage Investment/Potential Total Return **144.74%**

Cash Investment	£23,260
5 Year Net Income	£16,286
Potential Increase In Value	£17,381
Total Potential Return	£33,667

LOCAL SALES ACTIVITY

Comparable sale properties



£110,000

Station Road, Ilkeston, Derbyshire DE7

Distance: 0.05 miles

3 Semi-detached house / Freehold

A charming semi-detached property in need of renovation, with great potential to create a bespoke family home, conveniently located near public transport, local amenities, and cycling routes, ...

Sale date: Mar 2010
Price: £60,000



£185,000

Ash Street, Ilkeston, Derbyshire DE7

Distance: 0.07 miles

3 Semi-detached house / Freehold

This delightful semi-detached property, ideal for families, features three tastefully decorated bedrooms, an open-plan kitchen with modern appliances, two reception rooms with wood floors and a ...

Sale date: Jan 2015
Price: £103,000



£105,000

Ash Street, Ilkeston, Derbyshire DE7

ARCHIVED

Distance: 0.08 miles

2 Terraced house / Freehold

This end-terrace has much to offer. Located in Ilkeston, it boasts two double bedrooms, two reception rooms and a large rear garden.

Sale date: Aug 2016 Mar 2012 Mar 2002 Mar 1997
Price: £80,000 £48,500 £29,250 £29,995



£125,000

Norman Street, Ilkeston DE7

Distance: 0.11 miles

2 Terraced house / Freehold

*** Attention First Time Buyers *** Well Presented Two Bedroom Property *** Spacious Living Room *** Modern Kitchen *** Stunning Shower Room *** Charming Rear Garden *** Early Viewing Comes Highly ...

Sale date: Sep 2022
Price: £98,250

LOCAL LETTINGS ACTIVITY

Comparable rental properties



£595 pcm (£137 pw)

Tudor Grove, Bright Street, Ilkeston DE7 **ARCHIVED**

Distance: 0.1 miles

 1  Flat



Spacious, Refurbished One Bedroom Ground Floor Apartment. Brand New Kitchen. Large Lounge and Double Bedroom. Shower Room. Gas Heating. Rear Garden. Unfurnished. Available Immediately.



£800 pcm (£185 pw)

Bright Street, Ilkeston DE7

Distance: 0.1 miles

 2  Terraced house / Freehold

****Zero Deposit Available**** ** available now ** Burchell Edwards are delighted to present this refurbished and redecorated two bedroom house to rent on Bright Street in Ilkeston, available now.



£575 pcm (£133 pw)

Portland Road, Ilkeston, Derbyshire DE7 **ARCHIVED**

Distance: 0.17 miles

 1  Flat


Spacious first floor apartment having been redecorated and re-carpeted. UPVC double glazing and electric night storage heaters. Entrance lobby with stairs to first floor, landing, lounge, kitchen, ...



£750 pcm (£173 pw)

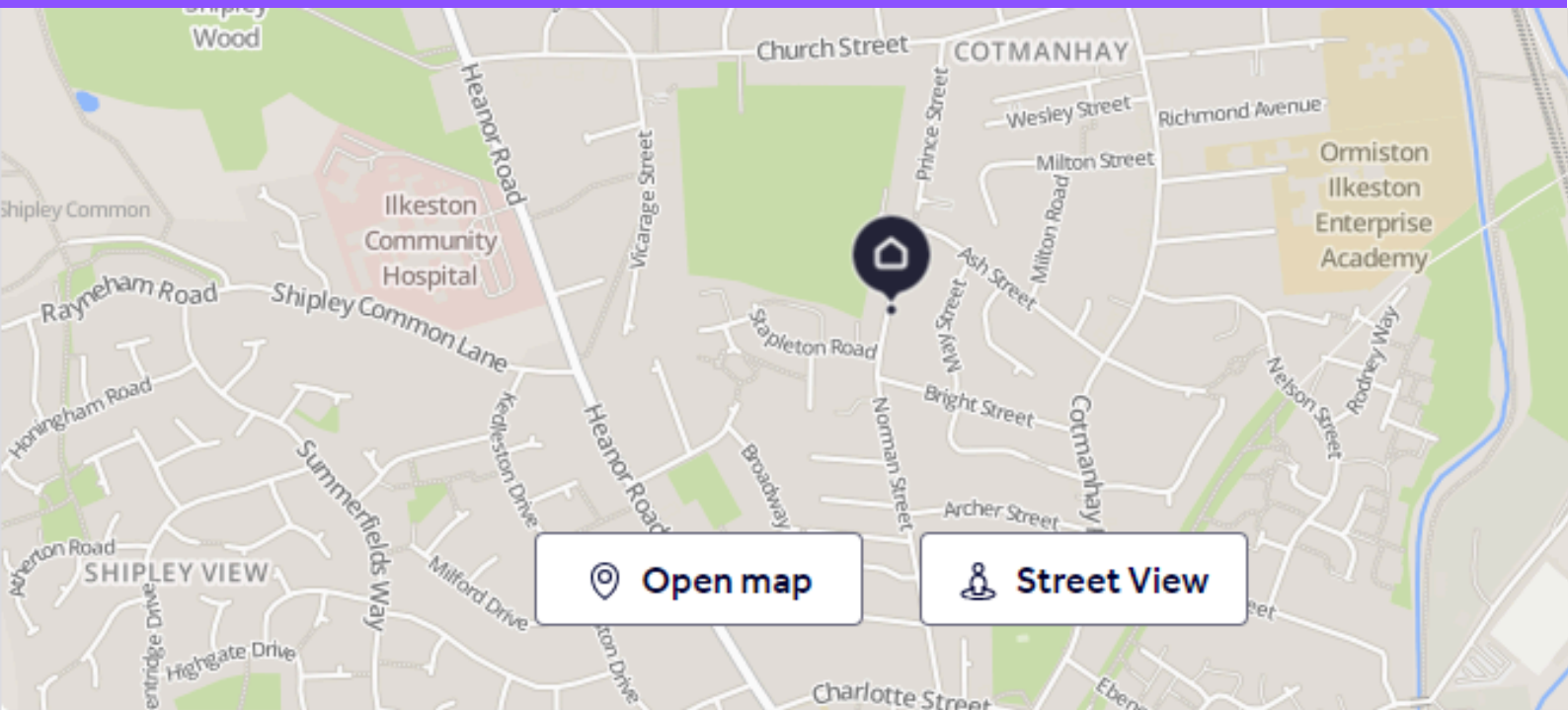
Wesley Street, Ilkeston, Derbyshire DE7 **ARCHIVED**

Distance: 0.19 miles

 2  Town house

Well presented throughout... This charming two-bedroom end terrace house, located in the popular area of Ilkeston, offers modern and neutral accommodation perfect for couples or working ...





LOCAL SCHOOLS



🚉 Stations

🎓 Schools

NEAREST SCHOOLS ⓘ

-  **Granby Junior School** 0.3 miles
State School | Ofsted: Good
-  **Charlotte Nursery and Infant School** 0.4 miles
State School | Ofsted: Outstanding
-  **Cotmanhay Infant and Nursery School** 0.4 miles
State School | Ofsted: Good
-  **Cotmanhay Junior School** 0.4 miles
State School | Ofsted: Good

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