

Nottinghamshire Property Portfolio Investment Opportunity



Prime Real Estate Investment

We are excited to present this exclusive property portfolio in Nottinghamshire, one of the UK's fastest-growing regions with high demand for residential and commercial properties. This portfolio offers a unique opportunity for investors to generate substantial income from well-established assets.

- Four residential properties with 18 bedrooms
- £940,000

SALES PROCESS TIMELINE

PHASE 1

Enquiry: Initial contact or request for more information about the properties.

PHASE 2

Proof of Funds: The buyer provides evidence of their financial capability to proceed with the purchase.

PHASE 3

Best and Final Offers: Collecting the final offers from interested buyers after negotiations or viewings.

PHASE 4

Viewings: Arranging property viewings from interested buyers.

PHASE 5

Best and Final Offers: Collecting the final offers from interested buyers after negotiations or viewings.

PHASE 6

Exchange and Completion: Formal exchange of contracts and finalising the sale, with the property ownership transferred to the buyer.

PHASE 7

Solicitors: Legal representatives handle contracts and ensure all legal procedures are followed.

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Investment Overview

- **Four residential** properties with a total of 18 bedrooms (4 HMO)
- **Customised Tenant Portal Website:** This portfolio has a tenant portal website with an admin panel for landlords to request documents, file rental agreements, and list property-related information. It is a secure online storage solution for all documents and property-related files, making management efficient and transparent. Each tenant has access to their individual property information.
- **Portfolio management:** Free for the first three months to ensure a smooth transition with an option to continue at a fee.
- **Master key system:** Majority of the properties have the convenience of a master key system already in place.
- **Diverse Property Mix:** A balanced blend of residential flats, houses, and commercial spaces guarantees steady income from long-term tenants and high-demand business clients.
- **Strong Rental Market:** Nottinghamshire’s rental market thrives due to its diverse economy, vibrant student life, and excellent transport links, ensuring high demand.
- **Proven Track Record:** This portfolio boasts high occupancy rates with a stable income, and well-maintained properties, ensuring a strong, reliable return on investment.
- **Growth Potential:** Nottinghamshire’s urban regeneration projects and booming tech and industrial sectors are pushing up property values and driving demand.
- **Student Hub:** With many properties close to Nottingham University and Nottingham Trent University, there's a continuous demand for student accommodation.
- **Commuter Links:** Nottinghamshire offers excellent transport links to London, Birmingham, and other major cities, making it an attractive location for businesses and commuters.
- **Finance:** Can be sourced subject to lenders' terms and conditions.

Property Schedule

Property Address	Property type	Monthly Rental Income	Bedroom
7 Leighton Street NG3 2FT	House HMO	1640	4
2 Scarborough Street NG3 1LG	House HMO	1640	4
32 Nugent Gardens NG3 3NB	House HMO	1640	5
55 St Anns Valley NG3 3PW	House HMO	2050	5
Totals		5,330	18
Yearly		£63,960	





Property 1

7 Leighton Street

NG3 2FT

This HMO building generates a significant revenue stream. Tenants have an average stay of 7 years. The property does not allow short-term tenancies, ensuring stability, and offers scope to increase rents, adding potential for future income growth.



Property features

The property features four bedrooms, a shared kitchen, one bathroom and a downstairs toilet.

Its proximity to Nottingham city centre ensures easy access to local amenities, public transport, and universities, making it an attractive rental property with a solid income potential.

Nearby Areas: The NG3 postcode district includes parts of St Ann's and Mapperley, which offer residential properties and local amenities like schools, parks, and shops.

Transport and Accessibility:

Roads: Well connected to the city's leading road network, including major routes like A60 and A610, providing links to other parts of the city and the wider region.

Public Transport: Regular bus routes operate within Nottingham, and nearby stops provide easy access to the city's public transport systems.

Train: Nottingham Station is the nearest central train station, offering services to London, Birmingham, Sheffield, and other UK cities.

Nearby Amenities:

Schools: The area is served by local schools, including primary and secondary schools.

Parks & Recreation: Several parks and green spaces are nearby, such as Mapperley Park and Woodthorpe Grange Park, offering outdoor activities and relaxation spots.

Shopping: Local shopping facilities and larger retail areas, such as the Victoria Centre, are within easy reach in the city centre.



Property 2

2 Scarborough Street

NG3 1LG

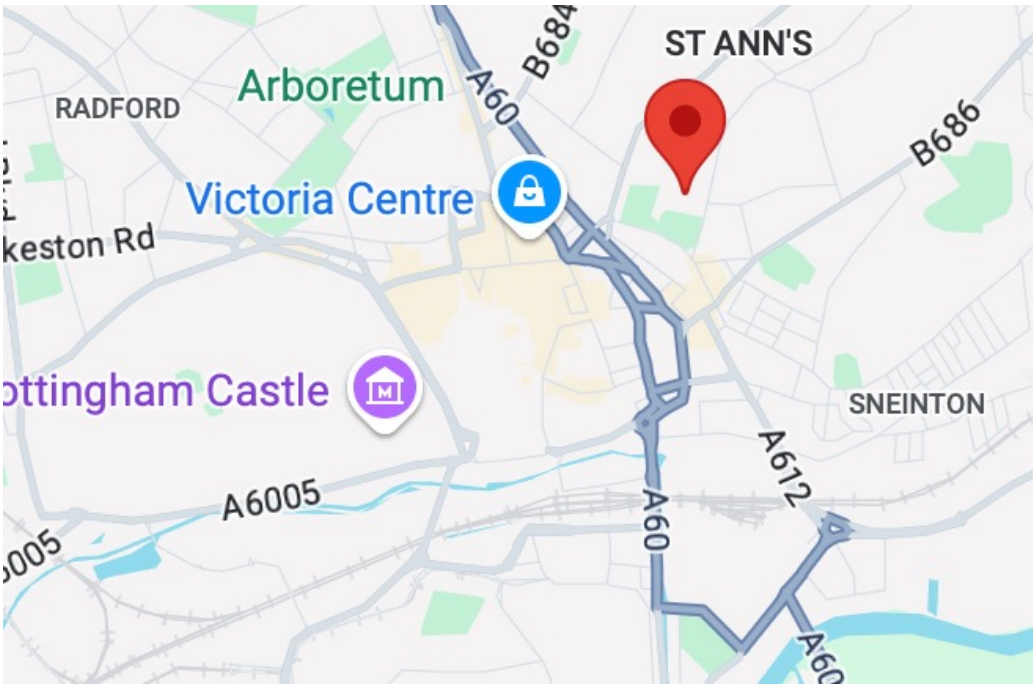
This property is an HMO building that has been generating a great revenue stream. Tenants have an average stay of 8 years. The property does not allow short-term tenancies, ensuring stability, and offers scope to increase rents, adding potential for future income growth.



Property features

This HMO has four bedrooms, with shared kitchen and bathroom facilities and a separate downstairs toilet.

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Property 3

32 Nugent Gardens

NG3 3NB

The portfolio is an HMO building that has been generating an impressive revenue stream. Tenants have an average stay of 5 years. The property does not allow short-term tenancies, ensuring stability, and offers scope to increase rents, adding potential for future income growth.



Property features

This HMO property features five bedrooms and has shared kitchen and bathroom facilities with a separate downstairs toilet.

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Property 4

55 St Anns Valley

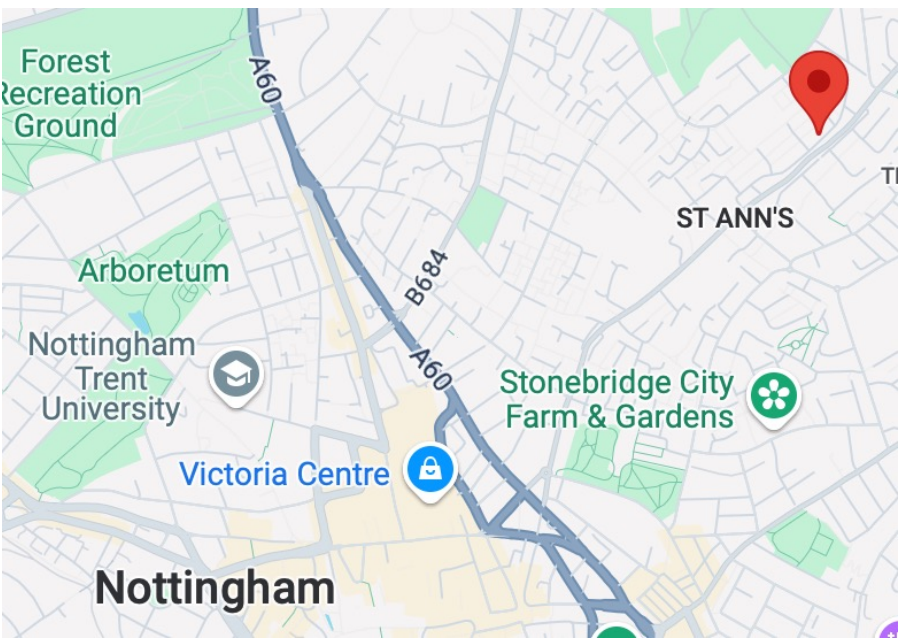
NG3 3PW

The portfolio includes an HMO building that has been generating a great revenue stream. Tenants have an average stay of 5 years. The property does not allow short-term tenancies, ensuring stability, and offers scope to increase rents, adding potential for future income growth.



Property features

This 5 bedroom HMO has shared bathroom and kitchen facilities and a downstairs toilet. Its proximity to Nottingham city centre ensures easy access to local amenities, public transport, and universities, making it an attractive rental property with a solid income potential.



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