

LET PROPERTY PACK

INVESTMENT INFORMATION

Kedleston Road, Derby,
DE22

226952801

 www.letproperty.co.uk





Property Description

Our latest listing is in Kedleston Road, Derby, DE22

Get instant cash flow of **£3,540** per calendar month with a **8.7%** Gross Yield for investors.

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...



Kedleston Road, Derby,
DE22

226952801



Property Key Features

7 bedroom HMO

4 bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £3,540

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £488,000.00 and borrowing of £366,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 488,000.00

25% Deposit	£122,000.00
SDLT Charge	£38,800
Legal Fees	£1,000.00
Total Investment	£161,800.00

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 £3,540 per calendar month.

Returns Based on Rental Income	£3,540
Mortgage Payments on £366,000.00 @ 5%	£1,525.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£354.00
Total Monthly Costs	£1,894.00
Monthly Net Income	£1,646.00
Annual Net Income	£19,752.00
Net Return	12.21%

Return **Stress Test** Analysis Report



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

Annual Net Income **£12,672.00**
Adjusted To

Net Return **7.83%**

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

Annual Net Income **£12,432.00**
Adjusted To

Net Return **7.68%**

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 £595,000.



£595,000

6 bedroom semi-detached house for sale

+ Add to report

The Laurels, Kedleston Road, Derby

NO LONGER ADVERTISED

Marketed from 20 Sep 2019 to 17 Jun 2020 (271 days) by My Pad Phillips and Co, Derby



£465,000

6 bedroom semi-detached house for sale

+ Add to rep

Kedleston Road, Derby

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Jan 2020 to 12 Aug 2020 (199 days) by Fletcher & Company, Derby

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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

 Payment history: **On time for length of tenancy**

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.



www.letproperty.co.uk

Kedleston Road, Derby, DE22

226952801

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.



LETPROPERTY