

LET PROPERTY PACK

INVESTMENT INFORMATION

Hartcroft Road
Nottingham, NG5 5JN

203574161

 www.letproperty.co.uk





Property Description

Our latest listing is in Hartcroft Road Nottingham, NG5 5JN

Get instant cash flow of **£850** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **7.2%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



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Property Key Features

3 bedrooms

1 bathroom

Garden Space

Good Condition

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £850

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 200,000.00

25% Deposit	£50,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£57,000.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 1,200

Returns Based on Rental Income	£850	£1,200
Mortgage Payments on £150,000.00 @ 5%	£625.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£85.00	£120.00
Total Monthly Costs	£725.00	£760.00
Monthly Net Income	£125.00	£440.00
Annual Net Income	£1,500.00	£5,280.00
Net Return	2.63%	9.26%

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,880.00**
Adjusted To

Net Return **5.05%**

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

Annual Net Income **£2,280.00**
Adjusted To

Net Return **4.00%**

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 £180,200.



3 bedroom semi-detached house for sale
Hartcroft Road, Bestwood, Nottinghamshire, NG5 5 JN

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Semi Detached | Three Bedrooms | Open Plan Lounge Diner | Kitchen & Utility Room | Three Piece Ba...

£170,000



SOLD PRICE HISTORY	
25 Jun 2021	£180,200
23 Jan 2015	£120,000
21 Aug 2007	£60,000



3 bedroom terraced house for sale
Hartcroft Road, Nottingham

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Terraced House | Driveway | THREE Double Bedroom | Lounge/Dining Room | Private Rear Garden | Mod...

£160,000



SOLD PRICE HISTORY	
29 Sep 2021	£165,000

Marketed from 9 Jun 2021 to 1 Oct 2021 (113 days) by haart, Hucknall

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,900 based on the analysis carried out by our letting team at **Let Property Management**.



£1,900 pcm

3 bedroom house

Ref P4337 - Short Let Nottingham

+ Add to report

NO LONGER ADVERTISED

House | Furnished Property | Allocated Parking Available | Terrace | Sorry, No Pets Allowed | Sor...

Marketed from 15 Sep 2022 to 21 Sep 2022 (5 days) by Landlord Direct, West Bridgford



£1,850 pcm

3 bedroom semi-detached house

Tattershall Drive, The Park

+ Add to report

NO LONGER ADVERTISED LET AGREED

Semi Detached House | 3 Double Bedrooms | Family Bathroom | Spacious Living Room | Double Garage ...

SOLD PRICE HISTORY

Current Tenant Profile



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**



Current term of tenancy: **5 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?

Make an offer or
book a viewing

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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