

¥

LET PROPERTY PACK

INVESTMENT INFORMATION

Osmaston Rd, Derby, DE24

204411635

(www.letproperty.co.uk

LETPR@PERTY





Property Description

Our latest listing is in Osmaston Rd, Derby DE24

Get instant cash flow of £2,000 per calendar month with a 11.2% Gross Yield for investors.

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...







Osmaston Rd, Derby, DE24

204411635

4 Bedroom 4 Bath Spacious Lounge Good condition

Ø

Property Key Features

Factor Fees: £0.00 Ground Rent: TBC Lease Length: TBC Current Rent: £2,000







Kitchen





Bedrooms





Bathroom





Exterior



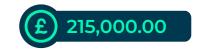






Figures based on assumed purchase price of £215,000 and borrowing of £161,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£53,750.00
SDLT Charge	£6,450
Legal Fees	£1,000.00
Total Investment	£61,200.00

Projected Investment Return



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.

Returns Based on Rental Income	£2,000
Mortgage Payments on £161,250.00 @ 5%	£671.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	твс
Letting Fees	£200.00
Total Monthly Costs	£886.88
Monthly Net Income	£1,113.13
Annual Net Income	£13,357.50
Net Return	21.83%



Return Stress Test Analysis Report





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

Annual Net Income **£9,357.50** Adjusted To

Net Return 15.29%

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

Annual Net Income **£10,132.50** Adjusted To

Net Return

16.56%

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 £165,000.

	3 bedroom terraced house for sale Osmaston Road, Derby NO LONGER ADVERTISED SOLD STC	+ Add to report
	Traditional Mid Terrace Three Bedrooms Two Rece Good Size Kit	ption Rooms Entrance Hallway
£155,000	SOLD PRICE HISTORY	
	30 Jan 2023	£165,000
Floorplan	6 Sep 2005	£86,500
	19 Dec 2003	£60,000



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.





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





Standard Tenancy Agreement In Place: **YES**





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.



Current term of tenancy: 2 years +

Payment history: On time for length of tenancy





www.letproperty.co.uk

Osmaston Rd, Derby, DE24

PROPERTY ID: 204411635

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.

