

LET PROPERTY PACK

INVESTMENT INFORMATION

Osmaston Rd, Derby, DE24

204411635

 www.letproperty.co.uk





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

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Property Key Features

4 Bedroom

4 Bath

Spacious Lounge

Good condition

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £2,000

Lounge



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

£ 215,000.00

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	TBC
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

+ Add to report

NO LONGER ADVERTISED SOLD STC

Traditional Mid Terrace | Three Bedrooms | Two Reception Rooms | Entrance Hallway | Good Size Kit...

£155,000

Floorplan

SOLD PRICE HISTORY

30 Jan 2023	£165,000
6 Sep 2005	£86,500
19 Dec 2003	£60,000



3 bedroom semi-detached house for sale

OSMASTON ROAD, ALLENTON

+ Add to report

NO LONGER ADVERTISED SOLD STC

No Upward Chain | Three Bedrooms | EPC Rating D | Council Tax Band A | Freehold | Modern Kitchen ...

£150,000

Floorplan

SOLD PRICE HISTORY


6 Jun 2003	£46,000
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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**.

11 results found Sort by: Price: High to Low ▾



4 bedroom detached house
Jenkins Road off Nightingale Road


CURRENTLY ADVERTISED LET AGREED

Marble Square Development | Brand New | Four double bedrooms | Master ensuite | Further two bathr...

Marketed from 17 Feb 2024 by haart, Derby

£1,500 pcm

[+ Add to report](#)



3 bedroom terraced house
Grosvenor Street, Derby, Derbyshire

CURRENTLY ADVERTISED LET AGREED

Three Good Size Bedrooms | Excellent Condition Throughout | Two Receptions Rooms | Gas Central He...

SOLD PRICE HISTORY

26 Oct 2009	£63,000
18 Jul 2002	£33,000
10 Jun 2002	£21,000

£900 pcm






Floorplan

[+ Add to report](#)

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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **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.



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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.



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