

LET PROPERTY PACK

INVESTMENT INFORMATION

Brompton Road Hamilton,
Leicester, LE5 1PQ

204100909

 www.letproperty.co.uk





Property Description

Our latest listing is in Brompton Road Hamilton, Leicester, LE5 1PQ

Get instant cash flow of **£675** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.1%** 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...



Brompton Road
Hamilton, Leicester, LE5
1PQ

204100909



Property Key Features

2 Bedrooms

1 Bathroom

Three Piece Bathroom

Good Condition

Factor Fees: £125.00

Ground Rent: £200.00

Lease Length: 100

Current Rent: £675

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 125,000.00

25% Deposit	£31,250.00
SDLT Charge	£3,750
Legal Fees	£1,000.00
Total Investment	£36,000.00

Projected Investment Return



The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£675	£950
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£125.00	
Ground Rent	£200.00	
Letting Fees	£67.50	£95.00
Total Monthly Costs	£798.13	£825.63
Monthly Net Income	-£123.13	£124.38
Annual Net Income	-£1,477.50	£1,492.50
Net Return	-4.10%	4.15%

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 **-£407.50**
Adjusted To

Net Return **-1.13%**

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

Annual Net Income **£2,017.50**
Adjusted To

Net Return **5.60%**

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.



£165,000



Floorplan

2 bedroom apartment for sale

Brompton Road, Hamilton, Leicester

+ Add to report

NO LONGER ADVERTISED SOLD STC

Refurbished Ground Floor Apartment | No Chain | Two Bedrooms | Two Bathrooms, Both With Underflo...

Marketed from 3 Feb 2022 to 12 May 2023 (462 days) by Connells, Leicester



£140,000



Floorplan

2 bedroom flat for sale

Brompton Road, Hamilton

+ Add to report

CURRENTLY ADVERTISED

First Floor Apartment | Ideal For First Time Buyers & Investors | No Upward Chain | Off Road Park...

Marketed from 2 Jan 2024 by FRASER STRETTON LTD, Leicester

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**.



£1,500 pcm

2 bedroom penthouse

Wallis Court, Leicester, LE2

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1953608

Marketed from 6 Apr 2024 to 9 Apr 2024 (2 days) by OpenRent, London

+ Add to report



£1,450 pcm

2 bedroom flat

The Wulcomb, 93 Highcross Street, Leicester, LE1 4BA

NO LONGER ADVERTISED

LET AGREED

24h Concierge Service | Bike storage | Central Living | Double Glazing | Porter Security | Roof ...






Marketed from 15 Dec 2023 to 19 Dec 2023 (3 days) by Way of Life, Covering UK

+ 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**
-  Current term of tenancy: **0-2 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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1PQ

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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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