

LET PROPERTY PACK

INVESTMENT INFORMATION

Fosse Rd N, Leicester LE3

208926837

 www.letproperty.co.uk





Property Description

Our latest listing is in Fosse Rd N, Leicester LE3

Get instant cash flow of **£975** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **7.1%** 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...



Fosse Rd N, Leicester LE3

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Well Maintained Property

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £975

Market Rent: £1,200

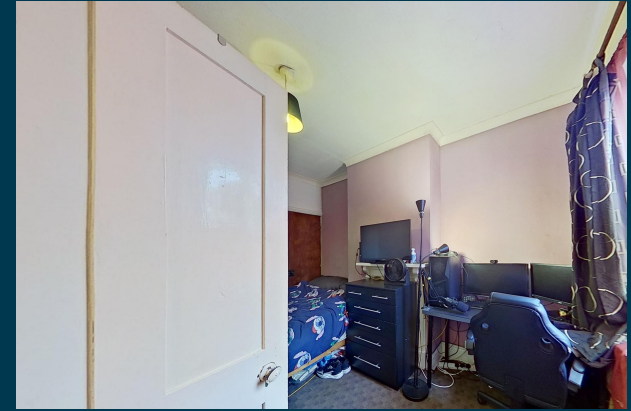
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £202,000.00 and borrowing of £151,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 202,000.00

25% Deposit	£50,500.00
SDLT Charge	£6,060
Legal Fees	£1,000.00
Total Investment	£57,560.00

Projected Investment Return

The monthly rent of this property is currently set at £975 per calendar month but the potential market rent is

£ 1,200



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	£975	£1,200
Mortgage Payments on £151,500.00 @ 5%	£631.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£97.50	£120.00
Total Monthly Costs	£743.75	£766.25
Monthly Net Income	£231.25	£433.75
Annual Net Income	£2,775.00	£5,205.00
Net Return	4.82%	9.04%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,805.00**
Adjusted To

Net Return **4.87%**

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

Annual Net Income **£2,175.00**
Adjusted To

Net Return **3.78%**

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 £210,000.



£210,000

3 bedroom terraced house for sale

Swannington Road, Leicester

+ Add to report

NO LONGER ADVERTISED

Mid Terraced | Three Bedrooms | Rear Garden | Ideal First Time/Investment Purchase | No Upper Chain

SOLD PRICE HISTORY	
12 Dec 2007	£108,500

Marketed from 7 Jan 2022 to 13 Jun 2023 (521 days) by William H. Brown, Leicester



£200,000

3 bedroom terraced house for sale

Swannington Road, Leicester, Leicestershire

+ Add to report

CURRENTLY ADVERTISED SOLD STC

No Chain | Three Bedrooms | Off road parking | Lovely rear garden with patio and lawn | Large Liv...

SOLD PRICE HISTORY	
6 Sep 1999	£12,915

Marketed from 5 Jun 2024 by ANDERSON BRIGGS, Leicester



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£2,383 pcm

5 bedroom terraced house

Tyrrell Street, Leicester, Leicestershire, LE3

+ Add to report

NO LONGER ADVERTISED

Available 1st September | Students only | Modern Double & Ensuite Room's | £250 Deposit | HALF RE...

SOLD PRICE HISTORY

24 Nov 2000

£36,000

Marketed from 1 Jun 2023 to 3 Jul 2023 (32 days) by TD Lettings, Leicester



£1,600 pcm

4 bedroom house

Marshall Street, LEICESTER,

+ Add to report

NO LONGER ADVERTISED

This elegant mid-terrace Victorian property, located in the sought-after Newfoundpool area of Lei...

SOLD PRICE HISTORY

19 Nov 2021

£93,750

25 Mar 1996

£32,000

Marketed from 12 Jun 2024 to 17 Jun 2024 (4 days) by Berkley Estate & Letting Agents, Leicester

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?

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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