

LET PROPERTY PACK

INVESTMENT INFORMATION

Tudor Rd Leicester LE3

208926987

 www.letproperty.co.uk





Property Description

Our latest listing is in Tudor Rd 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...



Tudor Rd Leicester LE3

208926987



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



Initial Outlay



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.



£200,000



Floorplan

3 bedroom terraced house for sale

Tyrrell Street, Newfoundpool

+ Add to report

CURRENTLY ADVERTISED

Attractive Terraced Property | Two Reception Rooms | Streamlined Fitted Kitchen | Three Double Be...

SOLD PRICE HISTORY

12 Dec 2014	£107,500
22 Jul 2005	£92,950
21 May 1999	£36,500

Marketed from 16 Jun 2023 by Barkers, Leicester



£190,000



Floorplan

3 bedroom terraced house for sale

Tudor Road, Leicester

+ Add to report

CURRENTLY ADVERTISED **SOLD STC**

Mid Terraced | Three Bedrooms | Two Reception Rooms | Newly Refurbished | No Upward Chain

Marketed from 12 Mar 2024 by William H. Brown, 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**.



£1,300 pcm

3 bedroom terraced house

Warwick Street, Leicester, LE3 5SE

+ Add to report

NO LONGER ADVERTISED

Modern | Three Double Bedrooms | Gas Central Heating | Rear Yard | Fully Furnished | Double Glazi...

SOLD PRICE HISTORY

13 Apr 2006	£95,500
29 Sep 2005	£89,950
28 Jun 1996	£33,250

Marketed from 30 Oct 2023 to 21 Jun 2024 (234 days) by Danvers Estate Agents, Leicester



£1,150 pcm

2 bedroom town house

Limekiln Road, Leicester, LE3

+ Add to report

CURRENTLY ADVERTISED LET AGREED






TWO BEDROOM COACH HOUSE | AVAILABLE NOW | GARAGE | WATERSIDE DEVELOPMENT | LEICESTER CITY LOCATIO...

Marketed from 24 Jul 2024 by Leaders Lettings, covering 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: **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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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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