

LET PROPERTY PACK

INVESTMENT INFORMATION

Muriel Road, Leicester, LE3

208926900

 www.letproperty.co.uk





Property Description

Our latest listing is in Muriel Road, Leicester, LE3

Get instant cash flow of **£950** per calendar month with a **5.6%** 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 be a rewarding addition to an investor portfolio.

Don't miss out on this fantastic investment opportunity...



Muriel Road, Leicester,
LE3

208926900



Property Key Features

2 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £950

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 £950 per calendar month.

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	£950
Mortgage Payments on £151,500.00 @ 5%	£631.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£95.00
Total Monthly Costs	£741.25
Monthly Net Income	£208.75
Annual Net Income	£2,505.00
Net Return	4.35%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£7,755.00**
Adjusted To

Net Return **-13.47%**

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

Annual Net Income **-£10,785.00**
Adjusted To

Net Return **-18.74%**

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 £235,000.



£235,000

2 bedroom terraced house for sale

[+ Add to report](#)

Dunster Street, Leicester, LE3

NO LONGER ADVERTISED

Marketed from 22 Mar 2023 to 11 Jul 2023 (110 days) by UK Property Sellers, Coventry



£220,000

2 bedroom terraced house for sale

[+ Add to report](#)

Minehead Street, Leicester, LE3

NO LONGER ADVERTISED

Marketed from 13 Sep 2023 to 14 Feb 2024 (153 days) by Strike, Midlands

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom terraced house

Dunster Street, Leicester

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Jul 2023 to 4 Mar 2024 (241 days) by Keywest Estate Agents, Leicester

+ Add to report



£1,000 pcm

2 bedroom terraced house

Henton Road, West End

CURRENTLY ADVERTISED

LET AGREED






Marketed from 23 Jul 2024 by Keywest Estate Agents, Leicester

+ 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: **Moved in within the last 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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208926900

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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