

# LET PROPERTY PACK

### **INVESTMENT INFORMATION**

Muriel Road, Leicester, LE3

208926900











## **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,



## Property Key Features

2 bedroom

1 bathroom

**Spacious Room** 

Large Kitchen

**Factor Fees: TBC** 

**Ground Rent: TBC** 

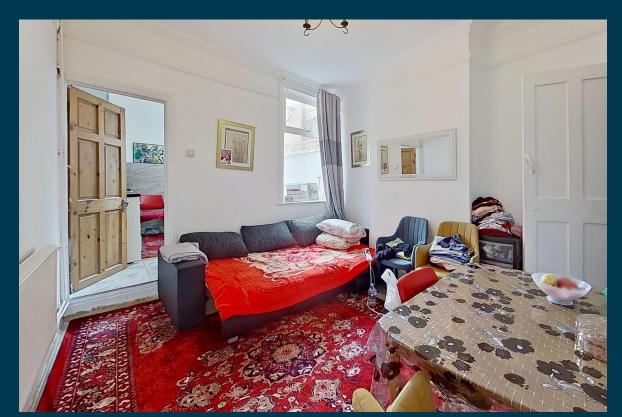
Lease Length: TBC

Current Rent: £950

20892690C

## Lounge









## Kitchen

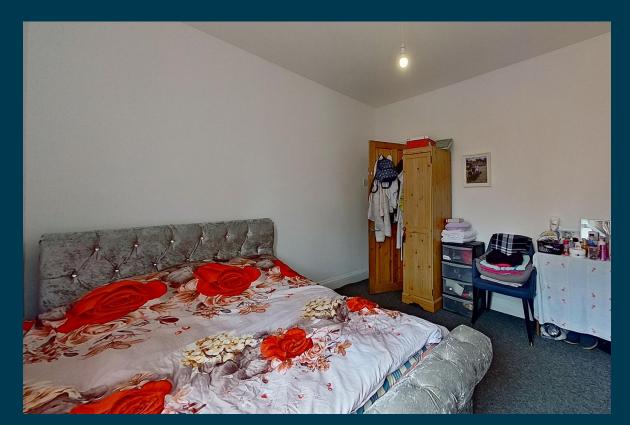






## **Bedrooms**









## **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**



25% Deposit **£50,500.00** 

SDLT Charge £6,060

Legal Fees £1,000.00

Total Investment £57,560.00

## **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.

The monthly rent of this property is currently set at £950 per calendar month.

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

## 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.



2 bedroom terraced house for sale

+ Add to report

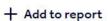
Dunster Street, Leicester, LE3

#### NO LONGER ADVERTISED

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

£235,000

2 bedroom terraced house for sale





£220,000

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

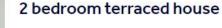
+ Add to report

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

Henton Road, West End

CURRENTLY ADVERTISED LET AGREED

Marketed from 23 Jul 2024 by Keywest Estate Agents, Leicester



£1,000 pcm

## **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: Moved in within the last 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Muriel Road, Leicester, LE3



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.