

LET PROPERTY PACK

INVESTMENT INFORMATION

Oaks Court, Leicester, LE19

210619882

 www.letproperty.co.uk





Property Description

Our latest listing is in Oaks Court, Leicester, LE19

Get instant cash flow of **£745** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£1,100** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Oaks Court, Leicester,
LE19

210619882



Property Key Features

2 bedroom

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £745

Market Rent: £1,100

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 170,000.00

25% Deposit	£42,500.00
Stamp Duty ADS @ 6%	£10,200.00
LBTT Charge	£500
Legal Fees	£1,000.00
Total Investment	£54,200.00

Projected Investment Return



The monthly rent of this property is currently set at £745 per calendar month but the potential market rent is

£ 1,100



Returns Based on Rental Income	£745	£1,100
Mortgage Payments on £127,500.00 @ 5%	£531.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£74.50	£110.00
Total Monthly Costs	£620.75	£656.25

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 **£3,125.00**
Adjusted To

Net Return **5.77%**

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


Annual Net Income **£2,775.00**
Adjusted To

Net Return **5.12%**

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 £200,000.



3 bedroom town house for sale


Huncote Road, Narborough, Leicester, LE19 3GR

CURRENTLY ADVERTISED

Marketed from 5 Mar 2024 by eXp UK, East Midlands


Three bedroom townhouse | No chain | Spacious lounge with space for dining table | Fitted kitchen...

£200,000



[View floor plan](#)

[+ Add to report](#)



2 bedroom terraced house for sale


Huncote Road, Narborough, Leicester, LE19

NO LONGER ADVERTISED **SOLD STC**

Marketed from 16 Nov 2022 to 28 Jun 2023 (223 days) by Purplebricks, covering Leicestershire

Located in Narborough | Renovated End Terraced Property | Two DOUBLE Bedrooms | No Upward Sale Ch...

£200,000



[View floor plan](#)

[+ Add to report](#)

Sold price history:

Date	Price
05/05/2023	£195,000
08/03/2007	£120,000
22/08/2005	£115,000

EPC:


[View](#)

(Approx.) Sqft: **904 sq ft** Price (E) per sqft: **£221.20**

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**.



3 bedroom detached house

Grizedale Grove, Narborough, Leicester, Leicestershire, LE19

NO LONGER ADVERTISED

Marketed from 6 Sep 2023 to 8 Nov 2023 (62 days) by Your Move, Blaby


3 Bedrooms | Detached | Ideal Investment | Master with Ensuite | Sought after Location

Sold price history: [View](#)
13/12/2002 £128,000

EPC: [View](#)

(Approx.) Sqft: 893 sq ft Price (£) per sqft: £1.23

[View floor plan](#)



3 bedroom town house

Mason Close, Narborough, Leicester, LE19 2PW

NO LONGER ADVERTISED **LET AGREED**

Marketed from 16 Aug 2023 to 23 Aug 2023 (6 days) by Martin & Co. Leicester

3 BEDROOM SEMI DETACHED | SOUGHT AFTER CUL DE SAC LOCATION | THREE BEDROOMS | LOUNGE TO FRONT | R...

Sold price history: [View](#)
11/11/2020 £180,000
13/08/2012 £131,400

EPC: [View](#)






(Approx.) Sqft: 753 sq ft Price (£) per sqft: £1.46

[View floor plan](#)

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: **Yes**
-  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.



 www.letproperty.co.uk

Oaks Court, Leicester, LE19

PROPERTY ID: 12345678

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.



LETPROPERTY