

LET PROPERTY PACK

INVESTMENT INFORMATION

East Leake, Loughborough, LE12

211803176











Property Description

Our latest listing is in East Leake, Loughborough, LE12

Get instant cash flow of £650 per calendar month with a 6.9% Gross Yield for investors.

This property has a potential to rent for £850 which would provide the investor a Gross Yield of 9.0% 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...







East Leake, Loughborough, LE12



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £1200

Ground Rent: £150 per year

Lease Length: Leasehold

Current Rent: £650

Market Rent: £850

Lounge









Kitchen









Bedrooms









Bathroom





Exterior





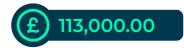
Initial Outlay





Figures based on assumed purchase price of £113,000.00 and borrowing of £84,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£28,250.00**

SDLT Charge £3,390

Legal Fees £1,000.00

Total Investment £32,640.00

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 £650 per calendar month but the potential market rent is



Returns Based on Rental Income	£650	£850
Mortgage Payments on £84,750.00 @ 5%	£353.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	£12.50	
Letting Fees	£65.00	£85.00
Total Monthly Costs	£545.63	£565.63
Monthly Net Income	£104.38	£284.38
Annual Net Income	£1,252.50	£3,412.50
Net Return	3.84%	10.45%

Return Stress Test Analysis Report





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

Annual Net Income

£1,712.50

Adjusted To

Net Return

5.25%

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

Annual Net Income

£1,867.50

Adjusted To

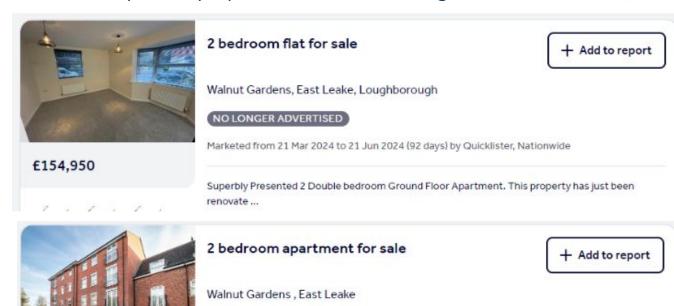
Net Return

5.72%

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 £154,950.



£135,000

NO LONGER ADVERTISED SOLD STC

Marketed from 10 Feb 2022 to 6 Jun 2022 (116 days) by Lovage Homes Ltd, Kegworth

No chain | 2 double bedrooms | Master with ensuite | Open plan living/kitchen/dining | Gas centra...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom flat

+ Add to report

Walnut Gardens, East Leake

CURRENTLY ADVERTISED

LET AGREED

Marketed from 13 Sep 2024 by Smiths Property Experts, East Leake



£800 pcm

2 bedroom apartment

+ Add to report

Walnut Gardens, East Leake, LE12

CURRENTLY ADVERTISED

Marketed from 10 Oct 2024 by Leaders Lettings, Quorn

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.





Interested in this property investment?

Call us on **0141 478 0985**



East Leake, Loughborough, LE12



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.