

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Sandhills Avenue,  
Hamilton, Leicester, LE5

208459983

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Sandhills Avenue, Hamilton, Leicester, LE5

Get instant cash flow of **£850** per calendar month with a **7.8%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Modern and Good Condition**

**Allocated Parking**

**Factor Fees: £158.00 pm**

**Ground Rent: £20.83 pm**

**Lease Length: 90 years**

**Current Rent: £850**

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 130,000

25% Deposit	£32,500.00
SDLT Charge	3900
Legal Fees	£1,000.00
Total Investment	£37,400.00

# 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.



Returns Based on Rental Income	£850
Mortgage Payments on £97,500.00 @ 5%	£406.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£158.00
Ground Rent	£20.83
Letting Fees	£85.00
Total Monthly Costs	£685.08
Monthly Net Income	£165
Annual Net Income	£1,979
Net Return	5.29%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£279**  
Adjusted To

Net Return                      **0.75%**

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

Annual Net Income      **£279**  
Adjusted To

Net Return                      **0.75%**



# 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 £135,000.



£135,000

## 2 bedroom flat for sale

Sandhills Avenue, Hamilton, Leicester

CURRENTLY ADVERTISED

Marketed from 20 Nov 2024 by Connells, Leicester

+ Add to report



£125,000

## 2 bedroom flat for sale

Sandhills Avenue, Hamilton, Leicester

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Oct 2021 to 17 Feb 2022 (118 days) by Affitto Estate Agents, Leicester

+ Add to report

# 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

Sandhills Avenue, Hamilton, Leicester, LE5

NO LONGER ADVERTISED

Marketed from 9 Mar 2023 to 25 Mar 2023 (15 days) by OpenRent, London

+ Add to report



£695 pcm

## 2 bedroom house

Sandhills Avenue , Hamilton, Leicester, LE5 1PL

NO LONGER ADVERTISED

Marketed from 29 Apr 2022 to 1 May 2022 (2 days) by Northwood, 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**



Current term of tenancy: **8 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.



**LETPROPERTY**