

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Navigation Street,  
Leicester, LE1

213262703

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





## Property Description

Our latest listing is in Navigation Street, Leicester, LE1

Get instant cash flow of **£775** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£870** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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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Leicester, LE1

213262703



## Property Key Features

**2 bedroom**

**1 bathroom**

**Well Maintained Property**

**Spacious Lounge**

**Factor Fees: £262 PM**

**Ground Rent: £12.00 PM**

**Lease Length: 131 years**

**Current Rent: £775**

**Market Rent: £870**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit	£27,250.00
SDLT Charge	£3,270
Legal Fees	£1,000.00
Total Investment	£31,520.00

# 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 £775 per calendar month but the potential market rent is

£ 870

Returns Based on Rental Income	£775	£870
Mortgage Payments on £81,750.00 @ 5%	£340.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£262.00 PM	
Ground Rent	£12.00 PM	
Letting Fees	£77.50	£87.00
Total Monthly Costs	£707.63	£717.13
Monthly Net Income	£67.38	£152.88
Annual Net Income	£808.50	£1,834.50
Net Return	2.57%	5.82%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£94.50**  
Adjusted To

Net Return                      **0.30%**

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

Annual Net Income      **£349.50**  
Adjusted To

Net Return                      **1.11%**

# 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 £100,000.



£100,000

## 2 bedroom apartment for sale

Navigation Street, Leicester, LE1 3UJ

NO LONGER ADVERTISED

Marketed from 30 Jan 2024 to 29 Apr 2024 (89 days) by FRASER STRETTON LTD, Leicester

+ Add to report



£90,000

## 2 bedroom flat for sale

Navigation Street, Leicester, Leicestershire, LE1

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Jul 2023 to 28 Jun 2024 (359 days) by Your Move, Leicester

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

## 2 bedroom flat

Navigation Street, LEICESTER

**CURRENTLY ADVERTISED**

Marketed from 3 Dec 2024 by Connells Lettings, Leicester

+ Add to report



£900 pcm

## 2 bedroom flat

Navigation Street, Leicester, Leicestershire, LE1

**NO LONGER ADVERTISED**

**LET AGREED**

Marketed from 10 Jun 2024 to 27 Jun 2024 (17 days) by Your Move, 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: **3 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**