

LET PROPERTY PACK

INVESTMENT INFORMATION

Navigation Street, Leicester, LE1

213262703











Property Description

Our latest listing is in Navigation Street, Leicester, LE1

This property has a potential to rent for £870 which would provide the investor a Gross Yield of 10.7% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Navigation Street, Leicester, LE1



2 Bedroom

1 Bathroom

Well Maintained Property

Spacious Lounge

Factor Fees: £262.00 PM

Ground Rent: £12.00 PM

Lease Length: 131 years

Market Rent: £870

213262703

Lounge







Kitchen









Bedrooms









Bathroom







Exterior







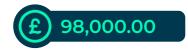
Initial Outlay





Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£24,500.00**

SDLT Charge £4,900

Legal Fees £1,000.00

Total Investment £30,400.00

Projected Investment Return





Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

Returns Based on Rental Income	£870
Mortgage Payments on £73,500.00 @ 5%	£306.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£262.00
Ground Rent	£12.00
Letting Fees	£87.00
Total Monthly Costs	£682.25
Monthly Net Income	£187.75
Annual Net Income	£2,253.00
Net Return	7.41 %

Return Stress Test Analysis Report





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

Annual Net Income £513.00

Adjusted To

Net Return

1.69%

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

Annual Net Income

£927.00

Adjusted To

Net Return

3.05%

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



£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

+ 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**.



2 bedroom flat

+ Add to report

Navigation Street, LEICESTER

CURRENTLY ADVERTISED

Marketed from 3 Dec 2024 by Connells Lettings, Leicester

£1,000 pcm



2 bedroom flat

+ Add to report

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

£900 pcm





Interested in this property investment?

Call us on **0141 478 0985**



Navigation Street, Leicester, LE1



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.