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LET PROPERTY PACK

INVESTMENT INFORMATION

Westside Court Earl Shilton Leicester LE9 7DZ

212919574

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Property Description

Our latest listing is in Westside Court Earl Shilton Leicester LE9 7DZ

Get instant cash flow of £650 per calendar month with a 5.7% Gross Yield for investors.

This property has a potential to rent for £764 which would provide the investor a Gross Yield of 6.6% 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...

LETPR[®]PERTY





Westside Court Earl Shilton Leicester LE9 7DZ

212919574

2 Bedrooms F 1 bathroom C Well Maintained Property L Spacious Rooms C

Property Key Features

Factor Fees: TBC Ground Rent: TBC Lease Length: 978 years Current Rent: £650 Market Rent: £764







Kitchen





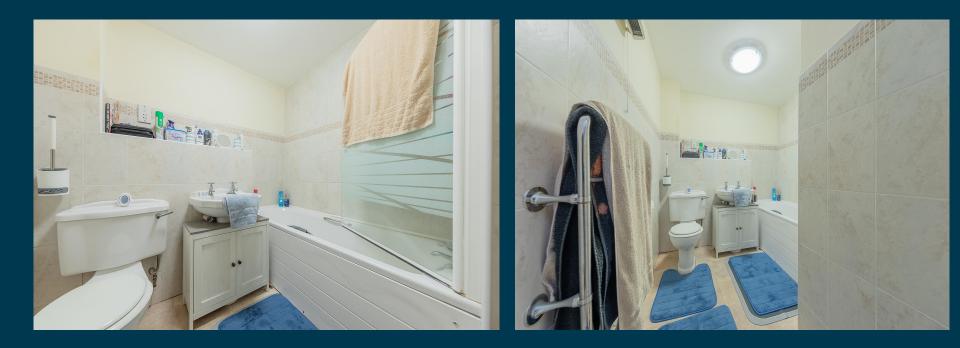
Bedrooms





Bathroom









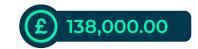






Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£34,500.00
SDLT Charge	£4,140
Legal Fees	£1,000.00
Total Investment	£39,640.00

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	£76 4
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	твс	
Letting Fees	£65.00	£76.40
Total Monthly Costs	£511.25	<mark>£522.65</mark>
Monthly Net Income	£138.75	<mark>£241.35</mark>
Annual Net Income	£1,665.00	<mark>£2,896.20</mark>
Net Return	<mark>4.20%</mark>	<mark>7.31%</mark>



Return Stress Test Analysis Report





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

Annual Net Income **£1,368.20** Adjusted To

Net Return 3.45%

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

Annual Net Income **£826.20** Adjusted To

Net Return

2.08%

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 £170,000.



2 bedroom flat for sale

+ Add to report

+ Add to report

Fairways Court, Leicester Road, Hinckley, Leicestershire, LE10

NO LONGER ADVERTISED SOLD STC

Marketed from 30 Jun 2021 to 23 May 2023 (691 days) by Your Move, Hinckley

£170,000



2 bedroom flat for sale

The Newlands, Shilton Road, Barwell

NO LONGER ADVERTISED

Marketed from 15 Mar 2023 to 23 Oct 2023 (222 days) by Castle Estates, Hinckley

£150,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

£725 pcm

2 bedroom flat

High Street, Earl Shilton, LE9

NO LONGER ADVERTISED LET AGREED

Marketed from 12 Jul 2024 to 14 Aug 2024 (32 days) by Belvoir, Hinckley



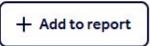


2 bedroom flat

Peggs Close, Leicester, LE9

NO LONGER ADVERTISED

Marketed from 18 Jan 2024 to 26 Jan 2024 (7 days) by OpenRent, London



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





Standard Tenancy Agreement In Place: **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.



Payment history: On time for length of tenancy

Current term of tenancy: 5 years+





www.letproperty.co.uk

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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.

