

LET PROPERTY PACK

INVESTMENT INFORMATION

Victoria Road East, Leicester, LE5

210746946











Property Description

Our latest listing is in Victoria Road East, Leicester, LE5

Get instant cash flow of £700 per calendar month with a 7.9% Gross Yield for investors.

This property has a potential to rent for £850 which would provide the investor a Gross Yield of 9.6% 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...







Victoria Road East, Leicester, LE5



3 Bedrooms

1 Bathroom

Three Piece Bathroom

Well Maintained Property

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 978 years

Current Rent: £700

Market Rent: £850

Lounge







Kitchen









Bedrooms









Bathroom









Exterior









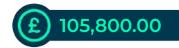
Initial Outlay





Figures based on assumed purchase price of £105,800.00 and borrowing of £79,350.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£26,450.00**

SDLT Charge £3,174

Legal Fees £1,000.00

Total Investment £30,624.00

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 £700 per calendar month but the potential market rent is



Returns Based on Rental Income	£700	£850
Mortgage Payments on £79,350.00 @ 5%	£330.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£70.00	£85.00
Total Monthly Costs	£415.63	£430.63
Monthly Net Income	£284.38	£419.38
Annual Net Income	£3,412.50	£5,032.50
Net Return	11.14%	16.43%

Return Stress Test Analysis Report





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

£3,332.50

Annual Net Income

Adjusted To

10.88%

Net Return

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

Annual Net Income

£3,445.50

Adjusted To

Net Return

11.25%

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 £110,000.



1 bedroom flat for sale

+ Add to report

Grosvenor Gate, Leicester, LE5

NO LONGER ADVERTISED

Marketed from 14 Oct 2022 to 5 Dec 2022 (51 days) by Strike, Midlands

£110,000



1 bedroom apartment for sale

+ Add to report

The Beeches, Humberstone, Leicester

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 10 Jun 2022 to 6 Oct 2022 (117 days) by Knightsbridge Estate Agents & Valuers, Oadby

£110,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £867 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom flat

+ Add to report

East Park Road, Leicester,

NO LONGER ADVERTISED

Marketed from 21 Oct 2024 to 21 Oct 2024 by loc8me, Leicester





1 bedroom duplex

+ Add to report

Flat 3, 18 Asfordby Street, Leicester, LE5

NO LONGER ADVERTISED

Marketed from 18 Nov 2024 to 22 Nov 2024 (3 days) by Visum, Nationwide

£860 pcm

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.





Interested in this property investment?

Call us on **0141 478 0985**



Victoria Road East, Leicester, LE5



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.