


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lombardy Rise, Leicester,  
LE5

209863969

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





## Property Description

Our latest listing is in Lombardy Rise, Leicester, LE5

Get instant cash flow of **£500** per calendar month with a **4.3%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **7.0%** 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...**



Lombardy Rise, Leicester,  
LE5

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## Property Key Features

**2 bedroom**

**1 bathroom**

**Good Condition**

**Easy Access to Local Amenities**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: 106 years**

**Current Rent: £500**

**Market Rent: £800**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







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

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£6,900
Legal Fees	£1,000.00
Total Investment	£42,400.00

# Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£500	£800
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£50.00	£80.00
Total Monthly Costs	£496.25	£526.25
Monthly Net Income	£3.75	£273.75
Annual Net Income	£45.00	£3,285.00
Net Return	0.11%	7.75%

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,685.00**  
Adjusted To

Net Return                      **3.97%**

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

Annual Net Income      **£1,215.00**  
Adjusted To

Net Return                      **2.87%**



# 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 £230,000.



£230,000

## 2 bedroom terraced house for sale

Sherrard Road, Leicester, LE5

CURRENTLY ADVERTISED

SOLD STC

+ Add to report

EPC RATING D | NO CHAIN | FULLY REFURBISHED | IDEAL FIRST TIME PURCHASE |  
FULL DOUBLE GLAZING & N...

Marketed from 15 Mar 2024 by Yopa, East Midlands & Yorkshire



£200,000

## 3 bedroom terraced house for sale

Whinchat Road, Leicester

NO LONGER ADVERTISED

+ Add to report

Sale by Modern Auction (T&Cs apply) | Subject to an undisclosed Reserve Price | Buyers  
fees apply...

SOLD PRICE HISTORY

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

## 2 bedroom flat

Leicester, Leicester, LE5

NO LONGER ADVERTISED

Marketed from 7 Nov 2024 to 14 Nov 2024 (6 days) by OpenRent, London

+ Add to report



£950 pcm

## 2 bedroom apartment

St Georges Mill, Humberstone Road, Leicester

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Jan 2024 to 26 Jan 2024 (19 days) by Thomas James Estate Agents, Ruddington

+ 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: **2 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**