

LET PROPERTY PACK

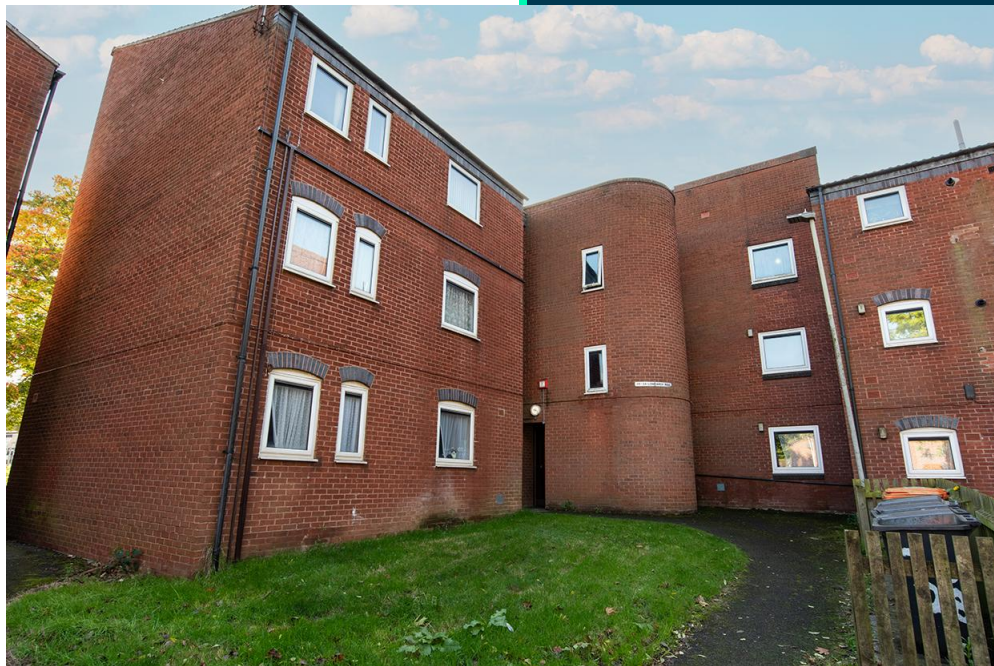
INVESTMENT INFORMATION

Lombardy Rise, Leicester,
LE5

209863969

 www.letproperty.co.uk





Property Description

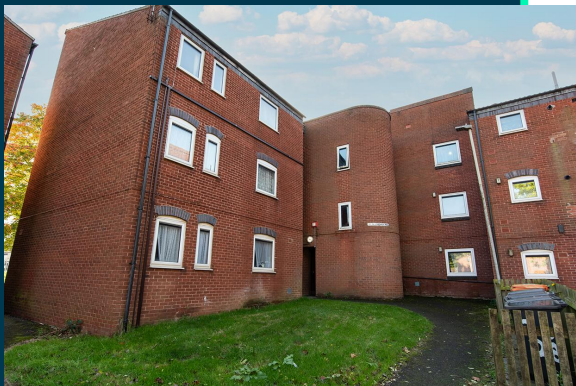
Our latest listing is in Lombardy Rise, Leicester, LE5

Get instant cash flow of **£500** per calendar month with a **3.9%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **6.2%** 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

209863969



Property Key Features

2 Bedrooms

1 Bathroom

Good Condition

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: £2.00 PM

Lease Length: 106 years

Current Rent: £500

Market Rent: £800

Lounge



Kitchen



Bedrooms

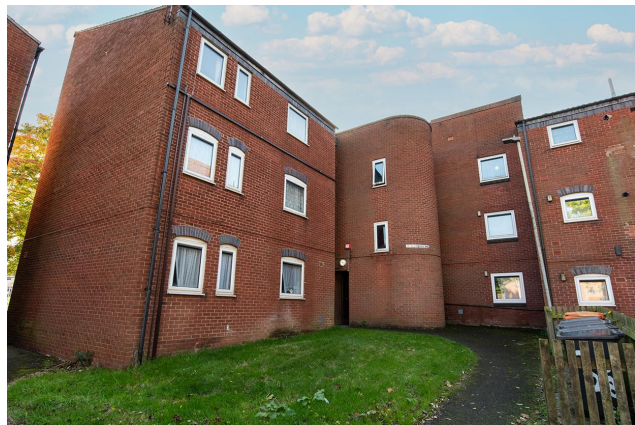


Bathroom



Exterior





Figures based on assumed purchase price of £154,000.00 and borrowing of £115,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 154,000.00

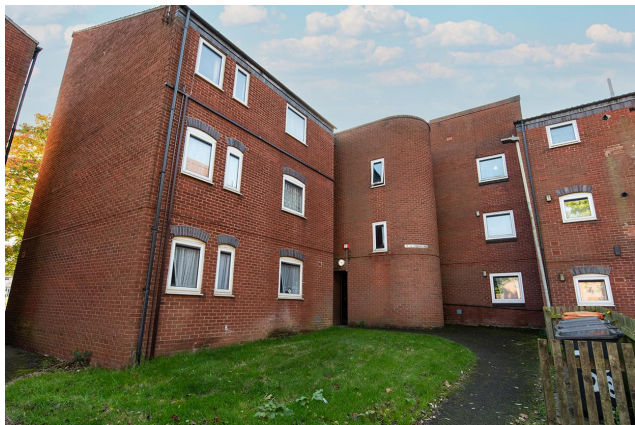
25% Deposit	£38,500.00
SDLT Charge	£8,280
Legal Fees	£1,000.00
Total Investment	£47,780.00

Projected Investment Return



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

£ 800



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.



Returns Based on Rental Income	£500	£800
Mortgage Payments on £115,500.00 @ 5%	£481.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£2.00	
Letting Fees	£50.00	£80.00
Total Monthly Costs	£548.25	£578.25
Monthly Net Income	-£48.25	£221.75
Annual Net Income	-£579.00	£2,661.00
Net Return	-1.21%	5.57%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,061.00**
Adjusted To

Net Return **2.22%**

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

Annual Net Income **£375.00**
Adjusted To

Net Return **0.78%**

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**.



2 bedroom flat

[+ Add to report](#)

Leicester, Leicester, LE5

NO LONGER ADVERTISED

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

£950 pcm



2 bedroom apartment

[+ Add to report](#)

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

£950 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: **2 years+**



Standard Tenancy Agreement In Place: **Yes**



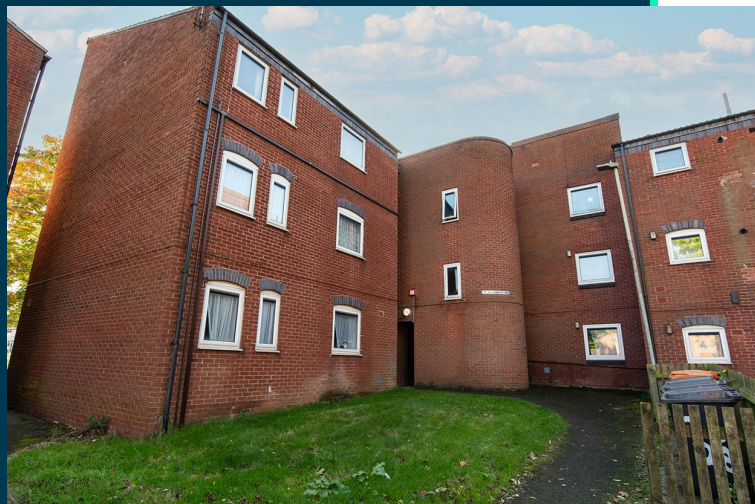
Payment history: **On time for length of tenancy**



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.



www.letproperty.co.uk

Lombardy Rise, Leicester, LE5

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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.



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