

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Beatrice Road, Leicester, LE3

213255529











#### **Property Description**

Our latest listing is in Beatrice Road, Leicester, LE3

Get instant cash flow of £1,200 per calendar month with a 8.9% Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.

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







Beatrice Road, Leicester, LE3



2 bedroom

1 bathroom

**Spacious Room** 

**Easy Access to Local Amenities** 

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

Current Rent: £1,200

213255529

## Lounge





## Kitchen





## Bedrooms





## Bathroom





### **Exterior**





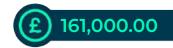
#### **Initial Outlay**





Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£40,250.00** 

SDLT Charge £8,050

Legal Fees £1,000.00

Total Investment £49,300.00

#### **Projected Investment Return**



The monthly rent of this property is currently set at £1,200 per calendar month.



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	£1,200
Mortgage Payments on £120,750.00 @ 5%	£503.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£120.00
Total Monthly Costs	£638.13
Monthly Net Income	£561.88
Annual Net Income	£6,742.50
Net Return	13.68%

#### Return Stress Test Analysis Report





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

Annual Net Income

-£6,217.50

Adjusted To

Net Return

-12.61%

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

Annual Net Income

-£8,632.50

Adjusted To

Net Return

-17.51%

#### 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 £190,000.



£190,000



+ Add to report

Fosse Road North, Leicester, LE3

#### NO LONGER ADVERTISED

Marketed from 7 Sep 2022 to 12 Jan 2023 (126 days) by Express Estate Agency, Nationwide



£165,000

#### 2 bedroom flat for sale

+ Add to report

Nugent Street, Leicester, Leicestershire

#### CURRENTLY ADVERTISED

Marketed from 27 May 2024 by Home Property Sales, Leicester

#### Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,505 based on the analysis carried out by our letting team at **Let Property**Management.



2 bedroom apartment

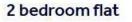
+ Add to report

All Saints Road, Leicester, LE3

NO LONGER ADVERTISED

Marketed from 24 Apr 2024 to 22 May 2024 (27 days) by Cortland, The Arches

£1,505 pcm



+ Add to report



£1,500 pcm

Northgate Street, Leicester, Leicester

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 May 2023 to 14 Jun 2023 (42 days) by Home Property Sales, Leicester

#### **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: Moved in within the last 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Beatrice Road, Leicester, LE3



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.