

LET PROPERTY PACK

INVESTMENT INFORMATION

Beatrice Road, Leicester,
LE3

213255529

 www.letproperty.co.uk





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...



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Property Key Features

2 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,200

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

£ 161,000.00

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	TBC
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 Adjusted To **-£6,217.50**

Net Return **-12.61%**

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

Annual Net Income Adjusted To **-£8,632.50**

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

2 bedroom flat for sale

Fosse Road North, Leicester, LE3

NO LONGER ADVERTISED

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

+ Add to report



£165,000

2 bedroom flat for sale

Nugent Street, Leicester, Leicestershire

CURRENTLY ADVERTISED

Marketed from 27 May 2024 by Home Property Sales, Leicester

+ Add to report

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**.



£1,505 pcm

2 bedroom apartment

All Saints Road, Leicester, LE3

NO LONGER ADVERTISED

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

+ Add to report



£1,500 pcm

2 bedroom flat

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

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



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

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.



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