

LET PROPERTY PACK

INVESTMENT INFORMATION

Sharmon Crescent,
Leicester, LE3

217837627

 www.letproperty.co.uk





Property Description

Our latest listing is in Sharmon Crescent, Leicester, LE3

Get instant cash flow of **£850** per calendar month with a **4.6%** Gross Yield for investors.

This property has a potential to rent for **£1,208** which would provide the investor a Gross Yield of **6.6%** if the rent was increased to market rate.

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 make for a rewarding addition to an investors portfolio.

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



Sharmon Crescent,
Leicester, LE3

217837627



Property Key Features

3 Bedrooms

1 Bathroom

Expansive Garden Space

Spacious Lounge

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

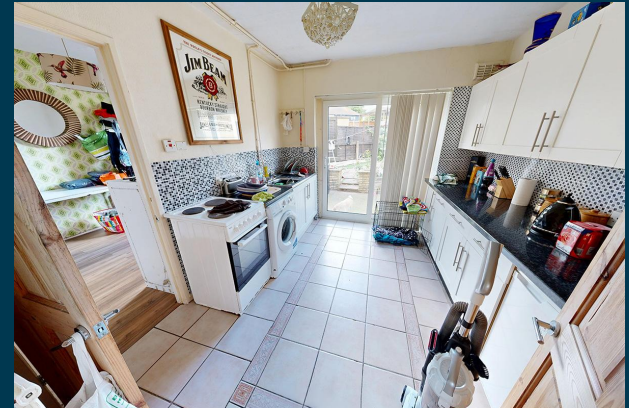
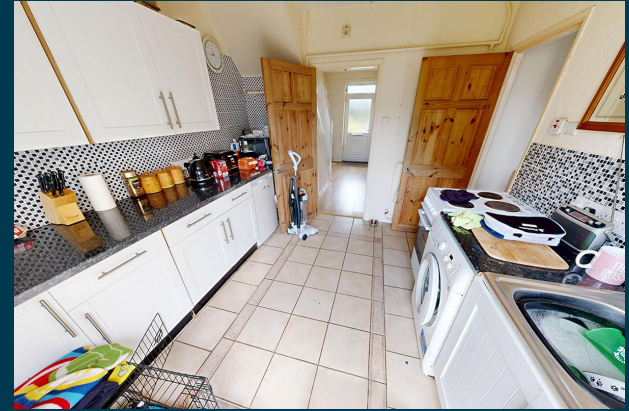
Current Rent: £850

Market Rent: £1,208

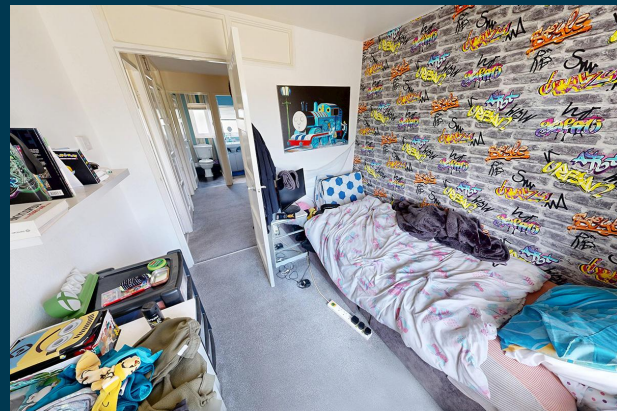
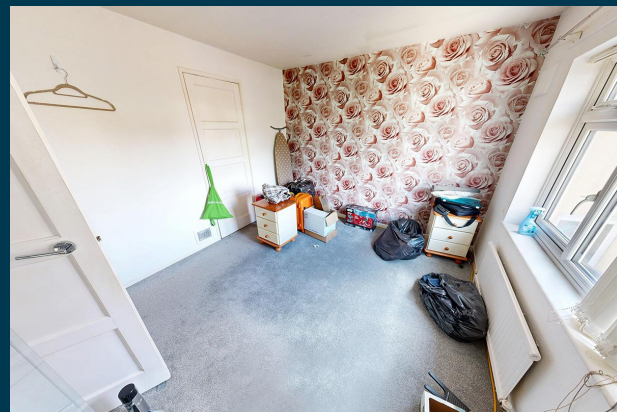
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £220,000.00 and borrowing of £165,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 220,000.00

25% Deposit £55,000.00

SDLT Charge £12,900

Legal Fees £1,000.00

Total Investment £68,900.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 1,208



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£850	£1,208
Mortgage Payments on £165,000.00 @ 5%	£687.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£85.00	£120.80
Total Monthly Costs	£787.50	£823.30
Monthly Net Income	£62.50	£384.70
Annual Net Income	£750.00	£4,616.40
Net Return	1.09%	6.70%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,200.40**
Adjusted To

Net Return **3.19%**

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

Annual Net Income **£1,316.40**
Adjusted To

Net Return **1.91%**

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 semi-detached house for sale

+ Add to report

Sharmon Crescent, Leicester, Leicestershire

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Jun 2024 to 20 Dec 2024 (182 days) by Leaders Sales, Loughborough



£210,000

3 bedroom semi-detached house for sale

+ Add to report

Sharmon Crescent, Leicester, Leicestershire, LE3

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Nov 2023 to 9 Feb 2024 (97 days) by Your Move, Leicester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

4 bedroom detached house

Bursdon Close, Glenfield, Leicester

NO LONGER ADVERTISED

Marketed from 7 Aug 2024 to 8 Aug 2024 (1 days) by Seths Estate & Letting Agents, Leicester

+ Add to report



£1,200 pcm

3 bedroom terraced house

Shire Close, Leicester

NO LONGER ADVERTISED

Marketed from 3 Sep 2024 to 7 Oct 2024 (33 days) by Martin & Co, 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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