

LET PROPERTY PACK

INVESTMENT INFORMATION

Leicester Road, Mountsorrel, Loughborough, LE12 7AJ

217116660











Property Description

Our latest listing is in Leicester Road, Mountsorrel, Loughborough, LE12 7AJ

Get instant cash flow of £685 per calendar month with a 6.32% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 9.23% 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...







Leicester Road, Mountsorrel, Loughborough, LE12 7AJ

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2 Bedrooms

1 Bathroom

Good Condition

On-Street Parking

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £685

Market Rent: £1,000

Lounge





Kitchen





Bedrooms





Bathroom





Exterior









Initial Outlay





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£37,500.00**

SDLT Charge £8,000

Legal Fees £1,000.00

Total Investment £46,500.00

Projected Investment Return









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

Returns Based on Rental Income	£685	£1,000
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£68.50	£100.00
Total Monthly Costs	£552.25	£583.75
Monthly Net Income	£132.75	£416.25
Annual Net Income	£1,593.00	£4,995.00
Net Return	3.43 %	10.74%

Return Stress Test Analysis Report





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

£2,995.00

Annual Net Income

Adjusted To

6.44%

Net Return

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

Annual Net Income

£2,745.00

Adjusted To

Net Return

5.90%

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 £167,000.



2 bedroom apartment for sale

+ Add to report

Solly Street, Sheffield, S1

CURRENTLY ADVERTISED

Marketed from 1 Oct 2024 by Hopwood Estate Agents, Lowton

No Chain | Spacious Bedroom | Balcony | Ideal Buy to Let Investment or Self Live | 10th Floor | R...



£165,000

£167,000

2 bedroom apartment for sale

+ Add to report

Two Bedroom Apartment Lightbox

NO LONGER ADVERTISED

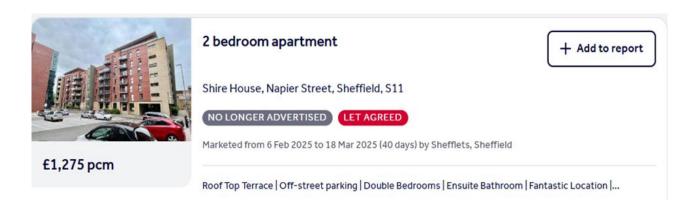
Marketed from 2 Aug 2023 to 16 Oct 2024 (441 days) by North Property Group, Leeds

INCREDIBLE INVESTMENT | ON SITE GYM | PERFECT FOR STUDENTS OR WORKING PROFESSIONALS | PRIME LOCAT...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,275 based on the analysis carried out by our letting team at **Let Property Management**.





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.





Interested in this property investment?

Call us on **0141 478 0985**



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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.

