

LET PROPERTY PACK

INVESTMENT INFORMATION

Melbourne Road, Ibstock,
LE67

219773491

 www.letproperty.co.uk





Property Description

Our latest listing is in Melbourne Road, Ibstock, LE67

Get instant cash flow of **£4,025** per calendar month with a **4.2%** Gross Yield for investors.

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...



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Property Key Features

Portfolio of Flats

Driveway Spacious

Rooms

Well Maintained Property

Factor Fees: TBC

Ground Rent: TBC

Lease Length:

10 Melbourne: 982 years

10a Melbourne: 982 years

12 Melbourne: 982 years

12a Melbourne: 982 years

14 Melbourne: 982 years

14a Melbourne: 982 years

Current Rent: £4,025

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £1,155,000.00 and borrowing of £866,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ **1,155,000.00**

25% Deposit	£288,750.00
SDLT Charge	£117,000
Legal Fees	£1,000.00
Total Investment	£406,750.00

Projected Investment Return



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



The monthly rent of this property is currently set at £4,025 per calendar month.

Returns Based on Rental Income	£4,025
Mortgage Payments on £866,250.00 @ 5%	£3,609.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£402.50
Total Monthly Costs	£4,026.88
Monthly Net Income	-£1.88
Annual Net Income	-£22.50
Net Return	-0.01%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£43,492.50**

Net Return **-10.69%**

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

Annual Net Income Adjusted To **-£60,817.50**

Net Return **-14.95%**

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 £159,950.



£159,950

2 bedroom semi-detached house for sale

+ Add to report

Hall Street, Ibstock

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Sep 2020 to 26 Mar 2021 (183 days) by Martin & Co, Coalville



£155,000

2 bedroom park home for sale

+ Add to report

Melbourne Park, Ibstock, LE67 6QA

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Jun 2021 to 11 Dec 2021 (169 days) by George Edwards, Measham

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: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



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



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR C 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.



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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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