

LET PROPERTY PACK

INVESTMENT INFORMATION

Equity Road, Leicester, LE3

220824446











Property Description

Our latest listing is in Equity Road, Leicester, LE3

Get instant cash flow of £1,500 per calendar month with a 6.4% Gross Yield for investors.

This property has a potential to rent for £2,000 which would provide the investor a Gross Yield of 8.5% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Equity Road, Leicester, LE3



Property Key Features

5 bedroom

1 bathroom

Spacious Rooms

Good condition

Factor Fees: TBC

Ground Rent: TBC

Lease Length: Freehold

Current Rent: £1,500

Market Rent: £2,000

Lounge





Kitchen





Bedrooms









Bathroom





Exterior









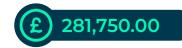
Initial Outlay





Figures based on assumed purchase price of £281,750.00 and borrowing of £211,312.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£70,437.50**

SDLT Charge £18,175

Legal Fees £1,000.00

Total Investment £89,612.50

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 £1,500 per calendar month but the potential market rent is



Returns Based on Rental Income	£1,500	£2,000
Mortgage Payments on £211,312.50 @ 5%	£880.47	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£150.00	£200.00
Total Monthly Costs	£1,045.47	£1,095.47
Monthly Net Income	£454.53	£904.53
Annual Net Income	£5,454.38	£10,854.38
Net Return	6.09%	12.11%

Return Stress Test Analysis Report





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

Annual Net Income

£6,854.38

Adjusted To

Net Return

7.65%

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

Annual Net Income

£6,628.13

Adjusted To

Net Return

7.40%

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 £260,000.



4 bedroom terraced house for sale



Wilberforce Road, Leicester

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Jan 2022 to 3 Aug 2022 (204 days) by Sellmyhome.co.uk, Leicester



5 bedroom terraced house for sale

Cambridge Street, Leicester

NO LONGER ADVERTISED

Marketed from 11 Sep 2023 to 26 Sep 2024 (380 days) by haart, Leicester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,895 based on the analysis carried out by our letting team at Let Property Management.



5 bedroom town house

Freemans Meadow, Leicester

CURRENTLY ADVERTISED

Marketed from 9 Jul 2025 by Leicester Students, Leicester

£2,895 pcm



NO LONGER ADVERTISED

£2,275 pcm

Barclay Street, Leicester LE3 0JA

5 bedroom terraced house

LET AGREED

Marketed from 25 Oct 2024 to 7 Aug 2025 (285 days) by Priya Properties, Leicester

Current Tenant Profile



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** 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**



Equity 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.