

LET PROPERTY PACK

INVESTMENT INFORMATION

Equity Road, Leicester, LE3

220824446

 www.letproperty.co.uk





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

220824446



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





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

£ **281,750.00**

25% Deposit	£70,437.50
SDLT Charge	£18,175
Legal Fees	£1,000.00
Total Investment	£89,612.50

Projected Investment Return



The monthly rent of this property is currently set at £1,500 per calendar month but the potential market rent is

£ 2,000



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



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.



£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



£250,000

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**.



£2,895 pcm

5 bedroom town house

Freemans Meadow, Leicester

CURRENTLY ADVERTISED

Marketed from 9 Jul 2025 by Leicester Students, Leicester



£2,275 pcm

5 bedroom terraced house

Barclay Street, Leicester LE3 0JA

NO LONGER ADVERTISED

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **moved
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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