

LET PROPERTY PACK

INVESTMENT INFORMATION

Moir Close, Sileby, LE12

221641933

 www.letproperty.co.uk





Property Description

Our latest listing is in Moir Close, Sileby, LE12

Get instant cash flow of **£800** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£825** which would provide the investor a Gross Yield of **5.9%** if the rent was increased to market rate.

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...



Moir Close, Sileby, LE12

221641933



Property Key Features

2 bedroom

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees: £100 pm

Ground Rent: TBC

Lease Length: TBC

Current Rent: £800

Market Rent: £825

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £168,000.00 and borrowing of £126,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 168,000.00

25% Deposit	£42,000.00
SDLT Charge	£9,260
Legal Fees	£1,000.00
Total Investment	£52,260.00

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 £800 per calendar month but the potential market rent is

£ 825

Returns Based on Rental Income	£800	£825
Mortgage Payments on £126,000.00 @ 5%	£525.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	TBC	
Letting Fees	£80.00	£82.50
Total Monthly Costs	£720.00	£722.50
Monthly Net Income	£80.00	£102.50
Annual Net Income	£960.00	£1,230.00
Net Return	1.84%	2.35%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£420.00**
Adjusted To

Net Return **-0.80%**

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

Annual Net Income **-£1,290.00**
Adjusted To

Net Return **-2.47%**

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 £169,950.



£169,950

2 bedroom flat for sale

King Street, Sileby, Loughborough

CURRENTLY ADVERTISED

Marketed from 28 Apr 2025 by Sinclair Estate Agents, Charnwood

+ Add to



£155,000

2 bedroom apartment for sale

Barrow Road, Sileby, Loughborough

NO LONGER ADVERTISED

Marketed from 18 Jun 2020 to 10 Aug 2020 (52 days) by Andrew Granger & Co, Loughborough

+ Add to

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

2 bedroom apartment

Moir Close, Sileby

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Sep 2024 to 24 Sep 2024 by City Lettings, Nottingham

+ Add to report



£800 pcm

2 bedroom flat

Moir Close, Sileby, Leicestershire

NO LONGER ADVERTISED

Marketed from 24 Jun 2025 to 2 Sep 2025 (70 days) by Hall & Home Lettings, Leicester

+ Add to report

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: **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 & 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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