

LET PROPERTY PACK

INVESTMENT INFORMATION

Borough Road,
Burton-on-Trent, DE14

229924051

 www.letproperty.co.uk





Property Description

Our latest listing is in Borough Road, Burton-on-Trent, DE14

Get instant cash flow of **£62,842.50** per calendar month with a **8.7%** Gross Yield for investors.

This property has a potential to rent for **£70,000** which would provide the investor a Gross Yield of **9.7%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this portfolio 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 Multiple HMOs,
Flats, Terraced Houses and
Commercial Units**

Multiple Bathrooms

Spacious Living Spaces

Fitted Kitchens

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £62,842.50

Market Rent: £70,000.00



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Portfolio Comprises of:

Burton-on-Trent

- I. 29 x One-Bedroom Flats
- II. 1 x Two-Bedroom Flat
- III. 1 x Four-Bedroom HMO
- IV. 3 x Five-Bedroom HMOs
- V. 1 x Seven-Bedroom HMO
- VI. 1 x Eight-Bedroom HMO
- VII. 1 x Five-Bedroom HMO on a 5-year lease

Preston

- VIII. 1 x Five-Bedroom HMO

Bradford

- IX. 1 x Two-Bedroom Terraced House

Derby

- X. 1 x Six-Bedroom Service Accommodation

Wigan

- XI. 1 x Three-Bedroom HMO
- XII. 2 x Commercial Units

St Helens

- XIII. 1 x Four-Bedroom HMO

Newton-Le-Willows

- XIV. 1 x Two-Bedroom Terraced House

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £8,625,000.00 and borrowing of £6,468,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 8,625,000

25% Deposit	£2,156,250.00
SDLT Charge	£1,380,000
Legal Fees	£1,000.00
Total Investment	£3,537,250.00

Projected Investment Return



The monthly rent of this property is currently set at £62,842.50 per calendar month but the potential market rent is

£70,000



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



Returns Based on Rental Income	£62,842.50	£70,000.00
Mortgage Payments on £6,750,000.00 @ 5%	£26,953.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£6,284.25	£7,000.00
Total Monthly Costs	£33,252.38	£33,968.13
Monthly Net Income	£29,590.13	£36,031.88
Annual Net Income	£355,081.50	£432,382.50
Net Return	10.04%	12.22%

Return **Stress Test** Analysis Report



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

Annual Net Income **£292,382.50**
Adjusted To

Net Return **8.27%**

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

Annual Net Income **£303,007.50**
Adjusted To

Net Return **8.57%**

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: **Most of the tenants moved in 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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