

LET PROPERTY PACK

INVESTMENT INFORMATION

Stretton Road, Leicester,
LE3

208039178

 www.letproperty.co.uk





Property Description

Our latest listing is in Stretton Road, Leicester, LE3

Get instant cash flow of **£4,775** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£5,760** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Stretton Road, Leicester,
LE3

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Property Key Features

Portfolio of 9 Flats

Block of 3 Flats Each Property

Double-Glazed Windows

Good Condition

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £4,775

Market Rent: £5,760

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £900,000.00 and borrowing of £675,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 900,000

25% Deposit	£225,000.00
SDLT Charge	59500
Legal Fees	£1,000.00
Total Investment	£285,500.00

Projected Investment Return



The monthly rent of this property is currently set at £4,775 per calendar month but the potential market rent is

£ 5,760

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£4,775	£5,760
Mortgage Payments on £675,000.00 @ 5%	£2,812.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£477.50	£576.00
Total Monthly Costs	£3,305.00	£3,403.50
Monthly Net Income	£1,470	£2,357
Annual Net Income	£17,640	£28,278
Net Return	6.18%	9.90%

Return **Stress Test** Analysis Report



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

Annual Net Income **£16,758**
Adjusted To

Net Return **5.87%**

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

Annual Net Income **£14,778**
Adjusted To

Net Return **5.18%**

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 £1,000,000.



£1,000,000

20 bedroom block of apartments for sale

Five Way House, Tudor Road, Leicester

+ Add to report

NO LONGER ADVERTISED

UNSOLD AT AUCTION | 16 November 2022 | EPC Rating - n/a

Marketed from 28 Oct 2022 to 30 Nov 2022 (32 days) by Barnard Marcus, Hammersmith Auctions



£750,000

12 bedroom apartment for sale

Latimer Street, West End, Leicester

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

A rare opportunity to purchase a freehold apartment block located in the sought after and conveni...

Marketed from 13 Jul 2022 to 27 Mar 2023 (256 days) by Berkley Estate & Letting Agents, Leicester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £12,000 based on the analysis carried out by our letting team at **Let Property Management**.



£12,000 pcm

6 bedroom terraced house

Fosse Road South, Leicester

+ Add to report

NO LONGER ADVERTISED

WEST END | TERRACED | 6 BEDROOMS | 1 RECEPTIONS | COUNCIL TAX D | GAS
CENTRAL HEATING | EPC D | F...

SOLD PRICE HISTORY



£4,000 pcm

7 bedroom house share

St. Dunstan Road, Leicester

+ Add to report

NO LONGER ADVERTISED






Available for Immediate move in | 2021/2022 Academic Year | 7 Bedrooms | All Bills
Included | Sev...

Marketed from 5 Sep 2023 to 5 Sep 2023 by Tranquility Homes HMO office, Leicester

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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **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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