

LET PROPERTY PACK

INVESTMENT INFORMATION

Appleton Ave, Leicester,
LE4

208512397

 www.letproperty.co.uk





Property Description

Our latest listing is in Appleton Ave, Leicester, LE4

Get instant cash flow of **£950** per calendar month with a **4.6%** Gross Yield for investors.

This property has a potential to rent for **£1,250** which would provide the investor a Gross Yield of **6.0%** 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...



Appleton Ave, Leicester,
LE4

208512397



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Rear Garden Grounds

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

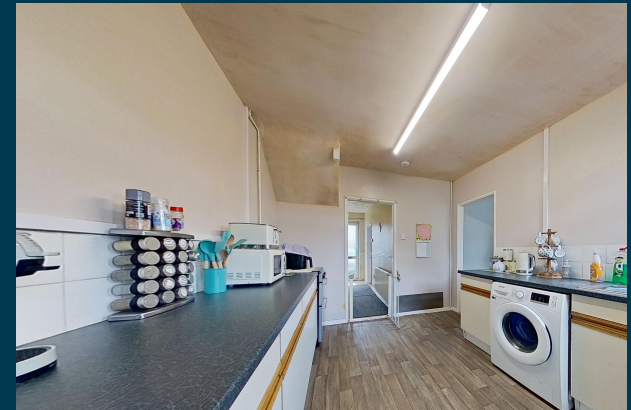
Current Rent: £950

Market Rent: £1,250

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £248,000.00 and borrowing of £186,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 248,000.00

25% Deposit	£62,000.00
SDLT Charge	£7,440
Legal Fees	£1,000.00
Total Investment	£70,440.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,250



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	£950	£1,250
Mortgage Payments on £186,000.00 @ 5%	£775.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£95.00	£125.00
Total Monthly Costs	£885.00	£915.00
Monthly Net Income	£65.00	£335.00
Annual Net Income	£780.00	£4,020.00
Net Return	1.11%	5.71%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,520.00**
Adjusted To

Net Return **2.16%**

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

Annual Net Income **£300.00**
Adjusted To

Net Return **0.43%**

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



3 bedroom end of terrace house for sale
Belgrave Boulevard, Leicester

+ Add to report

CURRENTLY ADVERTISED

End Terraced | Three Bedrooms | En-suite | Off Road Parking | Must View

SOLD PRICE HISTORY

31 Mar 2022	£235,000
10 Feb 2021	£139,500
29 Nov 2002	£45,000

Marketed from 3 Nov 2022 by William H. Brown, Leicester



£250,000



3 bedroom town house for sale
Birstow Crescent, Leicester, LE4

+ Add to report

NO LONGER ADVERTISED SOLD STC

Ideal first time purchase | Well presented throughout | No upward chain | Three bedrooms | Lounge...

Marketed from 25 Oct 2023 to 25 Jul 2024 (273 days) by Yopa, East Midlands & Yorkshire

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

3 bedroom terraced house

Pool Road, Leicester

+ Add to report

NO LONGER ADVERTISED

Danvers Estate Agents are pleased to offer this fully refurbished 3 bedroom, 1 bathroom, 2 toilet...

SOLD PRICE HISTORY

10 Feb 2003	£70,000
19 May 2000	£39,950
29 Aug 1997	£30,250

Marketed from 16 May 2023 to 20 May 2023 (4 days) by Danvers Estate Agents, Leicester



£1,250 pcm

3 bedroom terraced house

Moira Street, Leicester, LE4

+ Add to report

NO LONGER ADVERTISED






BM Estates presents a meticulously renovated three-bedroom terraced property. | Modern aesthetics...

Marketed from 2 Jul 2024 to 9 Jul 2024 (6 days) by BM Estates, 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**
-  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.

