

LET PROPERTY PACK

INVESTMENT INFORMATION

Mantle Road Leicester, LE3

208925107

 www.letproperty.co.uk





Property Description

Our latest listing is in Mantle Road Leicester, LE3

Get instant cash flow of **£950** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **5.9%** 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...



Mantle Road Leicester,
LE3

208925107



Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge Area

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

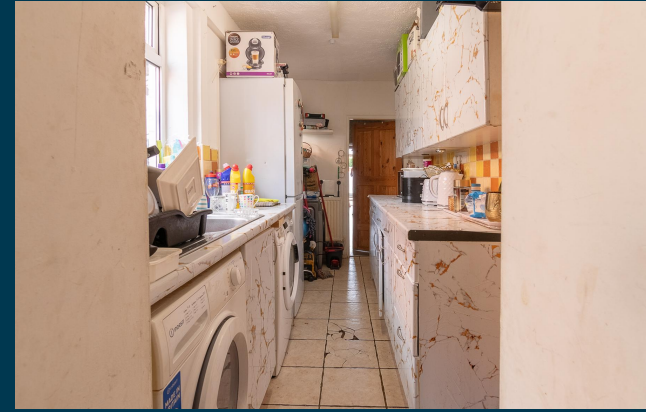
Current Rent: £950

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £202,000.00 and borrowing of £151,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 202,000.00

25% Deposit	£50,500.00
Stamp Duty ADS @ 6%	£12,120.00
LBTT Charge	£1,140
Legal Fees	£1,000.00
Total Investment	£64,760.00

Projected Investment Return



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

£ 1,000

Returns Based on Rental Income	£950	£1,000
Mortgage Payments on £151,500.00 @ 5%	£631.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£95.00	£100.00
Total Monthly Costs	£741.25	£746.25
Monthly Net Income	£208.75	£253.75
Annual Net Income	£2,505.00	£3,045.00
Net Return	3.87%	4.70%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£1,045.00**
Adjusted To

Net Return **1.61%**

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

Annual Net Income **£15.00**
Adjusted To

Net Return **0.02%**

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 £210,000.



£210,000



Floorplan

2 bedroom end of terrace house for sale

Newport Street, Leicester

+ Add to report

CURRENTLY ADVERTISED

Two Bedrooms | End Terrace | Good Sized Bedrooms | Two Reception Rooms | Perfect FTB | Ideal Inve...

SOLD PRICE HISTORY

28 Feb 2014	£98,500
23 Dec 2004	£106,000
11 Apr 2003	£85,000

Marketed from 3 Jul 2024 by haart, Leicester



£210,000



Floorplan

3 bedroom terraced house for sale

Central Road, Leicester

+ Add to report

CURRENTLY ADVERTISED **SOLD STC**

Prime Location | Spacious Reception Rooms | Modern Kitchen and Bathroom | Tranquil Outdoor Space ...

SOLD PRICE HISTORY

9 Jul 2008	£120,000
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Marketed from 5 Jun 2024 by haart, Leicester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

3 bedroom terraced house

Tudor Road, Leicester, LE3

+ Add to report

NO LONGER ADVERTISED

THREE BEDROOMS | IDEAL FAMILY HOME | GREAT LOCATION | NEARBY SCHOOLS | LARGE PROPERTY

SOLD PRICE HISTORY

25 Feb 2022	£165,000
3 Dec 2007	£105,000
10 Feb 1995	£23,000

Marketed from 11 Apr 2024 to 23 Apr 2024 (11 days) by BM Estates, Leicester



£1,000 pcm

Floorplan

3 bedroom terraced house

Bonchurch Street, Leicester

+ Add to report

NO LONGER ADVERTISED **LET AGREED**

3 Bedroom Home | Newly Refurbished | 2 Reception Rooms | Kitchen | Bathroom | Close to Primary an...

SOLD PRICE HISTORY

27 Jul 2001	£44,500
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Marketed from 13 Oct 2023 to 6 Nov 2023 (23 days) by Abbey Lettings & Sales, 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: **Moved in 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.



Mantle Road Leicester, LE3

PROPERTY ID: 12345678

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.



LETPROPERTY