

LET PROPERTY PACK

INVESTMENT INFORMATION

Sileby, Loughborough,
LE12

209381616

 www.letproperty.co.uk





Property Description

Our latest listing is in Sileby, Loughborough, LE12

This property has a potential to rent for **£1,029** which would provide the investor a Gross Yield of **5.1%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



Sileby, Loughborough,
LE12

209381616



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: freehold

Lease Length: freehold

Market Rent: £1,029

Lounge



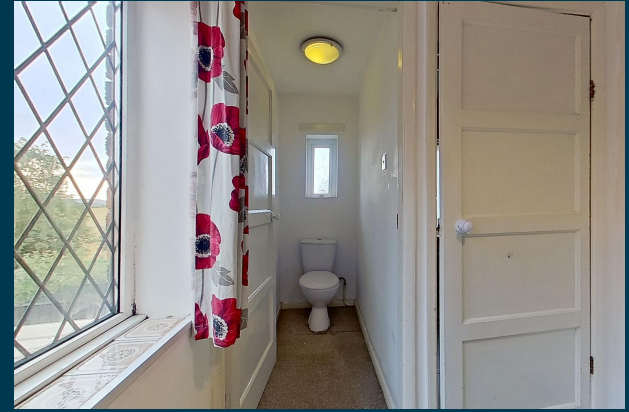
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £242,000.00 and borrowing of £181,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 242,000.00

25% Deposit	£60,500.00
SDLT Charge	£7,260
Legal Fees	£1,000.00
Total Investment	£68,760.00

Projected Investment Return



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	£1,029
Mortgage Payments on £181,500.00 @ 5%	£756.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	freehold
Letting Fees	£102.90
Total Monthly Costs	£874.15
Monthly Net Income	£154.85
Annual Net Income	£1,858.20
Net Return	2.70%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£199.80**

Net Return **-0.29%**

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

Annual Net Income Adjusted To **-£1,771.80**

Net Return **-2.58%**

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 £235,000.



3 bedroom semi-detached house for sale
Homefield Road, Sileby

+ Add to report

CURRENTLY ADVERTISED **SOLD STC**

Open Fields To Rear | UPVC double Glazing | Combination Gas Boiler | Generously Proportioned Gard...

SOLD PRICE HISTORY

5 Apr 2012	£130,000
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Marketed from 5 Sep 2023 by Sinclair Estate Agents, Sileby

£235,000

 Floorplan



2 bedroom semi-detached house for sale
Homefield Road, LE12

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

New build | Allocated off street parking | Enclosed rear garden | Purchase 100% when you are read...

Marketed from 7 Jul 2023 to 5 Jul 2024 (363 days) by NCHA, Nottingham

£118,750

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

3 bedroom semi-detached house

+ Add to report

Homefield Road, Sileby, Loughborough, Leicestershire, LE12

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Feb 2023 to 21 Mar 2023 (27 days) by Your Move, Loughborough



£950 pcm

3 bedroom semi-detached house

+ Add to report

Homefield Road, Sileby, leicestershire

NO LONGER ADVERTISED




LET AGREED

Marketed from 11 Mar 2024 to 3 May 2024 (53 days) by Sinclair Estate Agents, Shepshed

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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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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Sileby, Loughborough, LE12

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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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