

LET PROPERTY PACK

INVESTMENT INFORMATION

Byron Street
Loughborough, LE11 5JN

208853434

 www.letproperty.co.uk





Property Description

Our latest listing is in Byron Street Loughborough, LE11 5JN

Get instant cash flow of **£900** per calendar month with a **4.1%** Gross Yield for investors.

This property has a potential to rent for **£978** which would provide the investor a Gross Yield of **4.4%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in the Southside of Glasgow, it will make for a reliable long term investment for an investor.

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



Byron Street
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Property Key Features

3 Bedroom

2 Bathroom

Modern Living room

Spacious room

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £900

Market Rent: £978

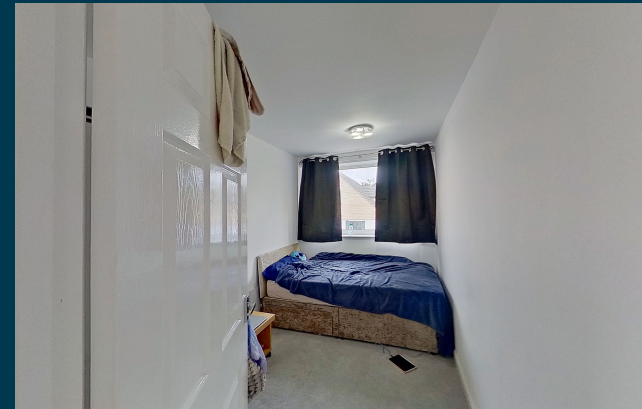
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £264,000.00 and borrowing of £198,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 264,000.00

| | |
|-------------------------|-------------------|
| 25% Deposit | £66,000.00 |
| SDLT Charge | £8,620 |
| Legal Fees | £1,000.00 |
| Total Investment | £75,620.00 |

Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 978

| Returns Based on Rental Income | £900 | £978 |
|---------------------------------------|-----------------|----------------|
| Mortgage Payments on £198,000.00 @ 5% | £825.00 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | TBC | |
| Ground Rent | Freehold | |
| Letting Fees | £90.00 | £97.80 |
| Total Monthly Costs | £930.00 | £937.80 |
| Monthly Net Income | -£30.00 | £40.20 |
| Annual Net Income | -£360.00 | £482.40 |
| Net Return | -0.48% | 0.64% |

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 Adjusted To **-£1,473.60**

Net Return **-1.95%**

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

Annual Net Income Adjusted To **-£3,477.60**

Net Return **-4.60%**

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.



3 bedroom semi-detached house for sale [+ Add to report](#)

Maynard Close, Loughborough

NO LONGER ADVERTISED **SOLD STC**

Marketed from 18 Jan 2023 to 30 Jun 2023 (163 days) by S P Sales & Lettings, Leicestershire

Three Bedroom Semi Detached House | Double Driveway | Kitchen/Diner with Utility Room | Downstair...

 Floor plan: [View](#)



3 bedroom semi-detached house for sale [+ Add to report](#)

Clifford Road, Loughborough

NO LONGER ADVERTISED **SOLD STC**


Marketed from 23 May 2022 to 7 Oct 2022 (137 days) by NB Estate Agents, Loughborough

Three Bedroom Semi-Detached Property | Fully Refurbished And Beautifully Presented | Two Bedr...

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**.




3 bedroom semi-detached house [+ Add to report](#)


Braddon Road, Loughborough, LE11

NO LONGER ADVERTISED **LET AGREED**


Marketed from 31 May 2024 to 5 Jul 2024 (34 days) by Huntleys, Loughborough

Great family home | Recently Redecorated | Well presented | Driveway and garage | Quiet road | Up...

 Sold price history: [View](#)

 Floor plan: [View](#)

£1,000 pcm



3 bedroom semi-detached house [+ Add to report](#)

Murdoch Rise, Loughborough, LE11

NO LONGER ADVERTISED **LET AGREED**

Marketed from 30 Jun 2023 to 17 Jul 2023 (16 days) by Huntleys, Loughborough

Available Now | Driveway | Low Maintenance Garden | Three Bedrooms | Recently

£1,000 pcm

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 with in 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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