

LET PROPERTY PACK

INVESTMENT INFORMATION

Aikman Avenue, Leicester,
LE3

211263809

 www.letproperty.co.uk





Property Description

Our latest listing is in Aikman Avenue, Leicester, LE3

Get instant cash flow of **£750** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

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

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



Aikman Avenue,
Leicester, LE3

211263809



Property Key Features

2 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £230/year

Ground Rent: £10/year

Lease Length: 100 years

Current Rent: £750

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 100,000.00

25% Deposit	£25,000.00
SDLT Charge	£3,000
Legal Fees	£1,000.00
Total Investment	£29,000.00

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.



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£750	£800
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£20.00	
Ground Rent	£0.80	
Letting Fees	£75.00	£80.00
Total Monthly Costs	£423.30	£428.30

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,860.40**
Adjusted To

Net Return **9.86%**

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


Annual Net Income **£2,970.00**
Adjusted To

Net Return **10.24%**

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 £115,000.00.




2 bedroom apartment for sale [+ Add to report](#)

Bentburn House, New Parks, Leicester

NO LONGER ADVERTISED

Marketed from 13 Oct 2022 to 14 Nov 2022 (32 days) by Knightsbridge Estate Agents & Valuers, Leicester

£115,000



[View floor plan](#)

Spacious Second Floor Flat | Gas Central Heating | Communal Boiler Supplies Hot Water & Radiator ...

Sold price history:	View
09/06/2023	£105,000

EPC: [View](#)

(Approx.) Sqft: **581 sq ft** Price (€) per sqft: **£180.64**



2 bedroom flat for sale [+ Add to report](#)

Aikman Avenue, Leicester, Leicestershire, LE3

NO LONGER ADVERTISED


Marketed from 10 Feb 2023 to 13 Mar 2023 (31 days) by Your Move, Leicester

£110,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat [+ Add to report](#)

Faire Road, Glenfield, Leicester, LE3


NO LONGER ADVERTISED **LET AGREED**

Marketed from 15 Jul 2024 to 9 Aug 2024 (25 days) by Kings Real Estate, Leicester

Available from 05/08/24 | Long Let | Parking | Garden | Full Double Glazing | Oven/Hob

EPC: [View](#)

(Approx.) Sqft: **657 sq ft** Price (£) per sqft: **£1.22**



2 bedroom flat [+ Add to report](#)

Henley Road, Newfoundpool, Leicester, LE3

NO LONGER ADVERTISED **LET AGREED**

Marketed from 13 Jul 2024 to 24 Jul 2024 (10 days) by Kings Real Estate, Leicester

Available ASAP | Sought after location | Full Double Glazing | Oven/Hob | Gas Central Heating Com...

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 within 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.



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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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