

LET PROPERTY PACK

INVESTMENT INFORMATION

Navigation Street,
Leicester, LE1

213262703

 www.letproperty.co.uk





Property Description

Our latest listing is in Navigation Street, Leicester, LE1

Get instant cash flow of **£775** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£870** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

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



Navigation Street,
Leicester, LE1

213262703



Property Key Features

2 bedroom

1 bathroom

Well Maintained Property

Spacious Lounge

Factor Fees: £262.00 per month

Ground Rent: £150 per annum

Lease Length: 150 years

Current Rent: £775

Market Rent: £870

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit	£27,250.00
SDLT Charge	£3,270
Legal Fees	£1,000.00
Total Investment	£31,520.00

Projected Investment Return



The monthly rent of this property is currently set at £775 per calendar month but the potential market rent is

£ 870

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	£775	£870
Mortgage Payments on £81,750.00 @ 5%	£340.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£262.00	
Ground Rent	£12.50	
Letting Fees	£77.50	£87.00
Total Monthly Costs	£707.63	£717.13
Monthly Net Income	£67.38	£152.88
Annual Net Income	£808.50	£1,834.50
Net Return	2.57%	5.82%

Return **Stress Test** Analysis Report



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

Annual Net Income **£94.50**
Adjusted To

Net Return **0.30%**

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

Annual Net Income **£349.50**
Adjusted To

Net Return **1.11%**

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 £100,000.



£100,000

2 bedroom apartment for sale

+ Add to report

Navigation Street, Leicester, LE1 3UJ

NO LONGER ADVERTISED

Marketed from 30 Jan 2024 to 29 Apr 2024 (89 days) by FRASER STRETTON LTD, Leicester



£90,000

2 bedroom flat for sale

+ Add to report

Navigation Street, Leicester, Leicestershire, LE1

NO LONGER ADVERTISED **SOLD STC**

Marketed from 4 Jul 2023 to 28 Jun 2024 (359 days) by Your Move, 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

2 bedroom flat

Navigation Street, LEICESTER

CURRENTLY ADVERTISED

Marketed from 3 Dec 2024 by Connells Lettings, Leicester

+ Add to report



£900 pcm

2 bedroom flat

Navigation Street, Leicester, Leicestershire, LE1

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jun 2024 to 27 Jun 2024 (17 days) by Your Move, Leicester

+ Add to report

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: **3 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.



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