



LETS BUILD
Portfolios

Leicester Apartment Block Purchase Opportunity

Leicester Apartment Block Opportunity

Let's Grow Your Portfolio

- For sale 69 bed apartment block Sale Price 13.4 Million
- Attractive opportunity to purchase the Freehold for a new build mixed use development
- Residential and Commercial accommodation
- 3625 sqm living space and 158.1 sqm ground floor retail space
- Estimated investment valuation of £13.5 million @ 6% a yield
- Estimated annual Income £821,040
- Commercial space estimated rental income £28,458
- Located close to Leicester city centre
- 6 Storey Building

The developer is building out to 69 apartments, however planning for an additional 9 apartments which can be built at the prospective buyers costs/timescale has been applied for

The Numbers

Although we have years of industry experience and we take the upmost care to provide you with accurate information. All numbers are estimates and we always advise that you carry out your own due diligence

| | |
|--|--------------------|
| Purchase Price (incl fees) | £13,668,000 |
| GDV | 13,400,000 |
| Gross Yield (incl fees) | 6% |
| Anticipated rental income | £821,040 |
| Completion time | October 2022 |
| Equity required if financed | £3,417,000 |
| Estimated net ROI if Financed @15% noc | 20% |

Estimated Rental figures

1 bed apartment @ £850 x32

2 bed apartment @ £1050 x 37

Retail Unit @ £180 per sqm 158.1



- Located in Leicester Waterside regeneration area prime for new developments and investments
- This location and surrounding brownfield sites have been earmarked for multi million pounds investment
- The Leicester Waterside is a regeneration project that will transform a 150 acre, largely run-down former industrial site in a key location in the heart of the Leicester

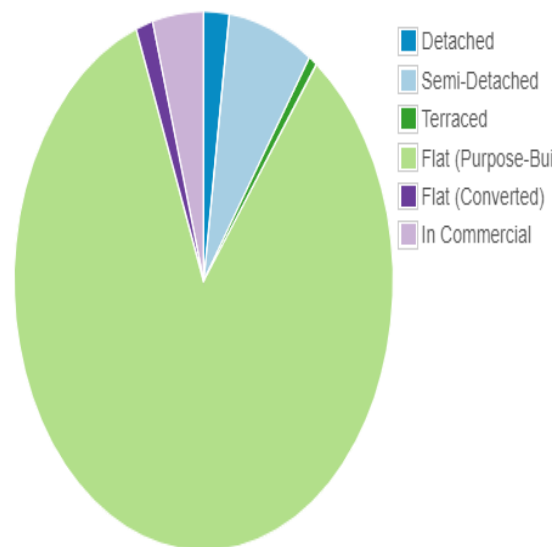


• Area Statistics



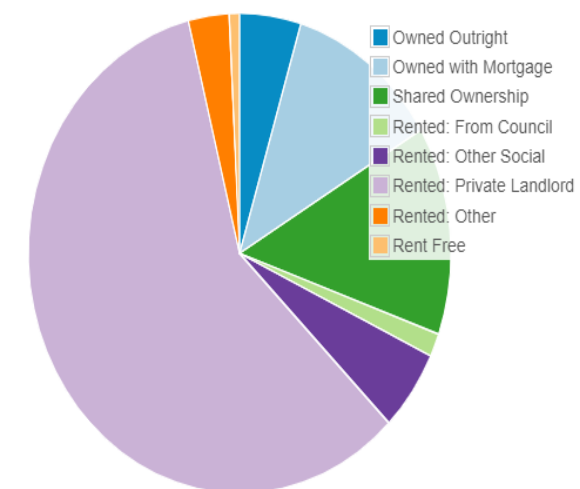
Housing Types

| | |
|----------------------------------|------------|
| Detached | 3 |
| Semi-Detached | 10 |
| Terraced | 1 |
| Flat (Purpose-Built) | 116 |
| Flat (Converted) | 2 |
| Residence in Commercial Building | 6 |
| Total | 138 |



Housing Tenure

| | |
|--|------------|
| Owned Outright | 6 |
| Owned with Mortgage | 15 |
| Shared Ownership | 18 |
| Rented: From Council | 2 |
| Rented: Other Social <i>inc. charities and housing associations</i> | 7 |
| Rented: Private Landlord <i>inc. letting agents</i> | 75 |
| Rented: Other | 4 |
| Rent Free | 1 |
| Total | 128 |



Local Area Comparables



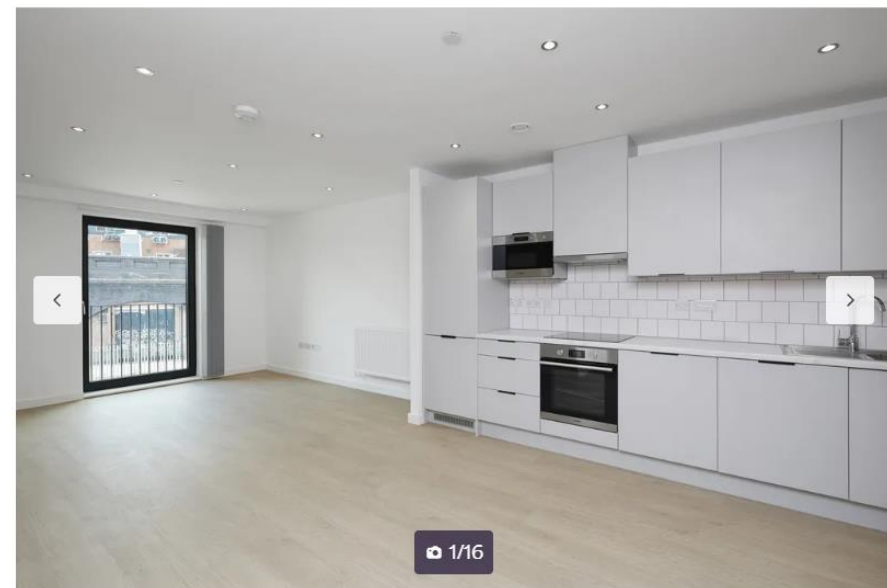
JUST ADDED

£825 pcm

£190 pw

[Tenancy information](#)

1 bed flat to rent



JUST ADDED

£925 pcm

£213 pw

[Tenancy information](#)

1 bed flat to rent

Local Area Comparables



£1,175 pcm

£271 pw

2 bed flat to rent



JUST ADDED

£1,180 pcm

£272 pw

[Tenancy information](#)

2 bed flat to rent

THIS DOCUMENT IS JUST A GLIMPSE OF WHAT IS ON OFFER. FOR FURTHER INFORMATION CAN BE PROVIDED UPON RECEIPT OF A SIGNED NDA. PLEASE CONTACT THE DETAILS BELOW

Lets build fees - 2% of Acquisition cost



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