

**Thinking of
investing in Leeds?
You'll love our Property
Sourcing Service.**



www.let-leeds.com

**LET
LEEDS**

If you are looking for your next investment, then Leeds is the perfect choice.

- ✓ Huge population of students and young professionals
- ✓ Thriving economy
- ✓ High demand for rental accommodation
- ✓ Great value investments
- ✓ Opportunity for higher yields

Not sure where to start?

Our Property Sourcing Service has been designed to help investors of all levels make their next move.



Let us do the legwork.

We'll put our experience, network and knowledge to work and find the right investment for you.



1 Ready-Made Investments

If you are looking for a low risk, hands-off investment we can find you a rental property that is good to go, often with a tenant already in situ.

Burley, Leeds

3 Bed, 2 Bathroom, Back to Back

Purchase Price: **£177,000**

Capital Investment: **£44,210**

Gross Annual Rent: **£14,820**

Gross Annual Yield: **8.3%**



2 HMO Investment

There is a significant HMO market in Leeds and these investments can generate good returns. We can find a property, ensure the required standards are met and handle all the management for you.

Meanwood, Leeds

6 bed, 2 Bathroom, Through Terrace

Purchase Price: **£220,000**

Capital Investment: **£66,100**

Gross Annual Rent: **£20,217**

Gross Annual Yield: **8.7%**



3 Full Refurbishment

To maximise your returns, we can refurbish any property to create a high spec finish that will attract the best tenants and command the highest rents.

Woodhouse, Leeds

4 Bed, 2 Bathroom, Through Terrace

Purchase Price: **£140,000**

Capital Investment including full refurbishment: **£100,700**

Gross Annual Rent: **£19,397**

Gross Annual Yield: **9.1%**

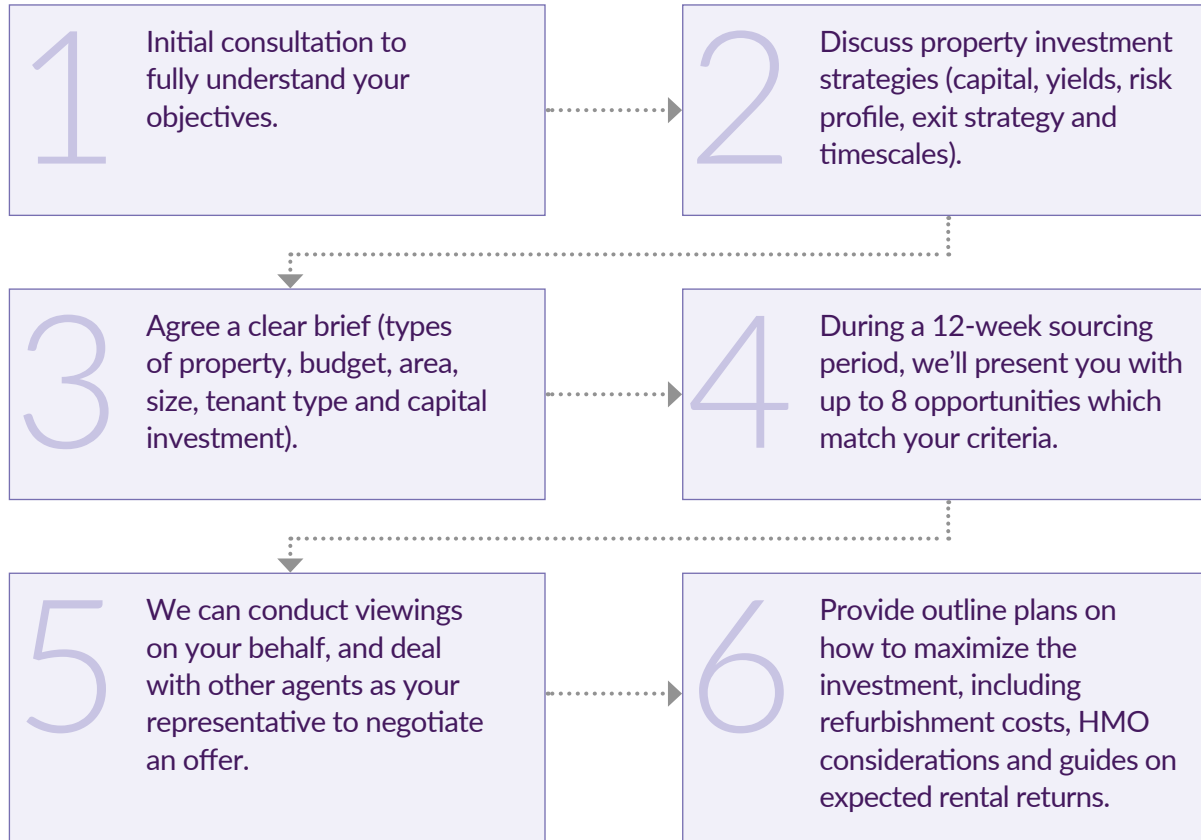


4 Build a Portfolio

If you are looking to build a portfolio, we'll work with you to devise a winning strategy tailored to meet your needs and timeframes. Our considerable network will provide several opportunities, and our local expertise will reduce the risk of making a poor investment decision. Our property sourcing service can provide a range of options from single dwellings to full portfolios, many of which are available off market.

Please note: Net yields can be lower once you consider arrears & voids, maintenance, property/mortgage costs and management fees.

The Property Sourcing Process.



Hassle-free investment with Let Leeds.

We specialise in professional, student and HMO lettings and have over 10 years' experience in the Leeds rental market.

- ✓ Property Sourcing
- ✓ Investment Sales
- ✓ Refurbishments
- ✓ Property Management

If you are looking for your next investment, please call or email us for a friendly chat with one of our experts.

0113 320 2100
management@let-leeds.com

**6 Months
FREE
Management**

Enjoy the first 6 months free when we take over management of the property. Ongoing charges range between 10% – 15% depending on service required.

Our Property Sourcing Fee is £2,500 including VAT with the first £1,500 payable on instruction and the balance upon completion of the sale.

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