

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Sunnybank Avenue,  
Coventry, CV3

209046679

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Sunnybank Avenue, Coventry, CV3

Get instant cash flow of **£1,250** per calendar month with a **6.8%** Gross Yield for investors.

**With a tenant currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.**

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



Sunnybank Avenue,  
Coventry, CV3

209046679



## Property Key Features

**3 bedroom**

**1 bathroom**

**Spacious Lounge**

**Garden Ground Space**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,250**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 219,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £54,750.00 |
| SDLT Charge      | £6,570     |
| Legal Fees       | £1,000.00  |
| Total Investment | £62,320.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £1,250 per calendar month.

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.



|                                       |                  |
|---------------------------------------|------------------|
| <b>Returns Based on Rental Income</b> | <b>£1,250</b>    |
| Mortgage Payments on £164,250.00 @ 5% | <b>£684.38</b>   |
| Est. Building Cover (Insurance)       | <b>£15.00</b>    |
| Approx. Factor Fees                   | <b>TBC</b>       |
| Ground Rent                           | <b>Freehold</b>  |
| Letting Fees                          | <b>£125.00</b>   |
| <b>Total Monthly Costs</b>            | <b>£824.38</b>   |
| <b>Monthly Net Income</b>             | <b>£425.63</b>   |
| <b>Annual Net Income</b>              | <b>£5,107.50</b> |
| <b>Net Return</b>                     | <b>8.20%</b>     |

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£8,392.50**

Net Return **-13.47%**

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

Annual Net Income Adjusted To **-£11,677.50**

Net Return **-18.74%**

# 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 £250,000.



£250,000

3 bedroom end of terrace house for sale

+ Add to report

London Road, Coventry, CV3

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 May 2024 to 30 Aug 2024 (114 days) by Yopa, North West & Midlands



£239,950

3 bedroom end of terrace house for sale

+ Add to report

Ashington Grove, Whitley, Coventry, CV3 4DB

NO LONGER ADVERTISED

Marketed from 16 Feb 2023 to 21 Jun 2023 (124 days) by Sutttons, Coventry

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,450 based on the analysis carried out by our letting team at **Let Property Management**.



£1,450 pcm

3 bedroom semi-detached house

+ Add to report

Hillfray Drive, Whitley, Coventry

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Sep 2023 to 20 Oct 2023 (24 days) by Up Estates, Coventry



£1,300 pcm

3 bedroom end of terrace house

+ Add to report

Sedgemoor Road, Coventry

CURRENTLY ADVERTISED

Marketed from 24 Jul 2024 by Up Estates, Coventry

# 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: **Move 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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

Sunnybank Avenue, Coventry, CV3

209046679

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.



**LETPROPERTY**