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LET PROPERTY PACK

INVESTMENT INFORMATION

Bodiam Hall, 9 Lower Ford Street, Coventry, CV1 5PA

210315664

www.letproperty.co.uk

LETPR@PERTY





Property Description

Our latest listing is in Bodiam Hall, 9 Lower Ford Street, Coventry, CV1 5PA

Get instant cash flow of £1,250 per calendar month with a 9.2% Gross Yield for investors.

With great potential returns and located within a prime rental location in Coventry it will make for a reliable long term investment for an investor.

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







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2 Bedroom 2 Bathroom Has 2 Toilets

Property Key Features

Spacious Room

 \oslash

Factor Fees: £1622 per year Ground Rent: £180 Per Year Lease Length: 150 Years Current Rent: £1,250















Bedrooms





Bathroom











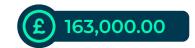
Initial Outlay





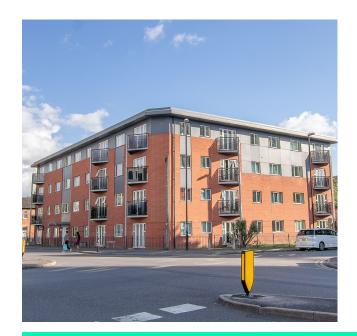
Figures based on assumed purchase price of £163,000.00 and borrowing of £122,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£40,750.00
SDLT Charge	£4,890
Legal Fees	£1,000.00
Total Investment	£46,640.00

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 £1,250 per calendar month but the potential market rent is



Returns Based on Rental Income	£1,250	£1,250
Mortgage Payments on £122,250.00 @ 5%	£509.38	
Est. Building Cover (Insurance)	£15	.00
Approx. Factor Fees	£1622 p	er year
Ground Rent	£180 Per Year	
Letting Fees	£125.00	£125.00
Total Monthly Costs	£649.38	£649.38
Monthly Net Income	£600.63	£600.63
Annual Net Income	£7,207.50	£7,207.50
Net Return	<mark>15.45%</mark>	<mark>15.45%</mark>



Return Stress Test Analysis Report





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

Annual Net Income **£4,707.50** Adjusted To

Net Return 10.09%

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

10.21%

Annual Net Income£4,762.50Adjusted To

Net Return

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 £160,000.

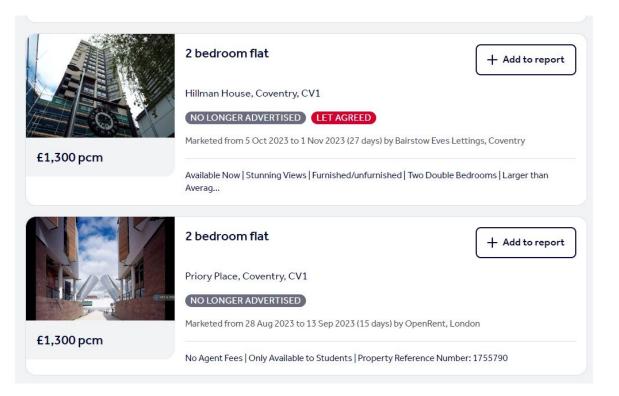
£160,000	2 bedroom apartment for sale Conisbrough Keep, Coventry NO LONGER ADVERTISED SOLD STC Marketed from 19 Aug 2022 to 11 Apr 2023 (234 days) by Loveitts, Cover Ground Floor Apartment Walking Distance of City Centre Two Double I Mast Sold price history: Floor plan:	CHICK Server I Canada SIRING DAT
£160,000	2 bedroom ground floor flat for sale Hever Hall, Conisbrough Keep, Coventry, CV1 5PB NO LONGER ADVERTISED Marketed from 9 May 2022 to 14 Nov 2023 (553 days) by Benburys Sales GROUND FLOOR FURNISHED APARTMENT TWO BEDROOMS EN SUF COMPLEX DOUBLE GLAZE	



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



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.

