

LET PROPERTY PACK

INVESTMENT INFORMATION

Follager Road, Rugby, CV21

211414986

 www.letproperty.co.uk





Property Description

Our latest listing is in Follager Road, Rugby, CV21

Get instant cash flow of **£750** per calendar month with a **11.2%** Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Follager Road, Rugby,
CV21

211414986



Property Key Features

1 Bedroom

1 Bathroom

Spacious Areas

Lounge and Kitchen

Factor Fees: £270.00 PM

Ground Rent: TBC

Lease Length: 105 years

Current Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,500.00 and borrowing of £60,375.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 80,500.00

25% Deposit	£20,125.00
SDLT Charge	£4,025
Legal Fees	£1,000.00
Total Investment	£25,150.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 750



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£750
Mortgage Payments on £60,375.00 @ 5%	£251.56
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£270.00
Ground Rent	TBC
Letting Fees	£75.00
Total Monthly Costs	£611.56
Monthly Net Income	£138.44
Annual Net Income	£1,661.25
Net Return	6.61%

Return **Stress Test** Analysis Report



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

Annual Net Income **£161.25**
Adjusted To

Net Return **0.64%**

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

Annual Net Income **£453.75**
Adjusted To

Net Return **1.80%**

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 £200,000.



£200,000

2 bedroom semi-detached house for sale

+ Add to report

Follager Road, New Bilton, Rugby

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Apr 2024 to 22 Jan 2025 (281 days) by Horts Estate Agents, Rugby



£145,000

2 bedroom house for sale

+ Add to report

Follager Road, RUGBY

NO LONGER ADVERTISED

Marketed from 25 Jan 2024 to 3 Sep 2024 (221 days) by Connells, Rugby

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom mews house

+ Add to report

Follager Road, New Bilton, Rugby

NO LONGER ADVERTISED

Marketed from 22 Oct 2024 to 24 Oct 2024 (1 days) by Carter and King Estate Agents, Rugby



£1,000 pcm

2 bedroom apartment

+ Add to report

Follager Road, Rugby

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Jun 2024 to 13 Jul 2024 (26 days) by Carter and King Estate Agents, Rugby

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: **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.



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