

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Follager Road, Rugby, CV21  
2JF

210941064

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





## Property Description

Our latest listing is in Follager Road, Rugby, CV21 2JF

Get instant cash flow of **£995** per calendar month with a **8.7%** Gross Yield for investors.

**With great potential returns and located within a prime rental location in Rugby, 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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## Property Key Features

**2 bedrooms**

**1 bathroom**

**Easy Access to Local Amenities**

**Spacious Lounge**

**Factor Fees: £370**

**Ground Rent: £70 per year**

**Lease Length: 105**

**Current Rent: £995**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £138,000 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 138,000.00**

25% Deposit	<b>£34,500.00</b>
SDLT Charge	<b>£4,140</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£39,640.00</b>

# 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.



<b>Returns Based on Rental Income</b>	<b>£995</b>
Mortgage Payments on £103,500.00 @ 5%	<b>£431.25</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£370.00</b>
Ground Rent	<b>£8.40</b>
Letting Fees	<b>£99.50</b>
<b>Total Monthly Costs</b>	<b>£924.15</b>
<b>Monthly Net Income</b>	<b>£70.85</b>
<b>Annual Net Income</b>	<b>£850.20</b>
<b>Net Return</b>	<b>2.14%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£2,591.80**  
Adjusted To

Net Return                      **-6.54%**

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

Annual Net Income      **-£2,901.00**  
Adjusted To

Net Return                      **-7.32%**



# 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 £175,000.



£175,000

## 2 bedroom maisonette for sale

+ Add to report

Firs Drive, Rugby Town Centre

NO LONGER ADVERTISED **SOLD STC**

Marketed from 7 Mar 2024 to 27 Jun 2024 (111 days) by Picklescott Homes, Rugby



£165,000

## 2 bedroom maisonette for sale

+ Add to report

Firs Drive, Rugby

NO LONGER ADVERTISED **SOLD STC**

Marketed from 20 Sep 2023 to 28 May 2024 (251 days) by Horts Estate Agents, Rugby

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

**1 bedroom maisonette**

+ Add to report

\*RENT INCLUSIVE OF ALL UTILITY BILLS INCLUDING COUNCIL TAX!!!\*

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Nov 2023 to 11 Dec 2023 (13 days) by Margetts, Warwick



£1,000 pcm

**2 bedroom maisonette**

+ Add to report

Lower Lodge Avenue, RUGBY

NO LONGER ADVERTISED






LET AGREED

Marketed from 16 May 2024 to 7 Aug 2024 (82 days) by Shipways - Lettings, 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: **1 year +**
-  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.



**LETPROPERTY**