

LET PROPERTY PACK

INVESTMENT INFORMATION

Generator Hall, Electric
Wharf, Coventry, CV1 4JL

211797319

 www.letproperty.co.uk





Property Description

Our latest listing is in Generator Hall, Electric Wharf, Coventry, CV1 4JL

Get instant cash flow of **£1,200** per calendar month with a **6.6%** Gross Yield for investors.

The property has long term tenants currently situated, and located within a prime rental location in Coventry. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Generator Hall, Electric
Wharf, Coventry, CV1 4JL

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Property Key Features

2 bedrooms

2 bathrooms

Well Maintained Property

Easy access to local amenities

Factor Fees: £208.3

Ground Rent: £150

Lease Length: 100

Current Rent: £1,200

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 £1,200 per calendar month but the potential market rent is

£1,200



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.



Returns Based on Rental Income	£1,200
Mortgage Payments on £164,250.00 @ 5%	£684.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£208.30
Ground Rent	£1.50
Letting Fees	£120.00
Total Monthly Costs	£1,029.18
Monthly Net Income	£170.83
Annual Net Income	£2,049.90
Net Return	3.29%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£350.10**

Net Return **-0.56%**

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


Annual Net Income Adjusted To **-£1,217.10**

Net Return **-1.95%**

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 £225,000.



2 bedroom end of terrace house for sale + Add to report


Rollason Road, Coventry, West Midlands, CV6 4AQ

NO LONGER ADVERTISED **SOLD STC**

Marketed from 20 Feb 2023 to 29 Nov 2023 (281 days) by Alan Cooper Estates, Nuneaton

End Of Terraced Residence | Stunning Condition Throughout | Lounge, Dining Rom & Breakfast Kitche...

£225,000



2 bedroom end of terrace house for sale + Add to report

Thomas Landsdail Street, Cheylesmore

NO LONGER ADVERTISED **SOLD STC**

Marketed from 29 May 2024 to 5 Jul 2024 (37 days) by Elizabeth Davenport, Kenilworth

EXTENDED 2 BEDROOM END OF TERRACE | REAR KITCHEN/DINER | CHAIN FREE SALE | 2 DOUBLE BEDROOMS | GA...

£220,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as 1300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

2 bedroom end of terrace house

+ Add to report

Woodstock Road, Cheylesmore, Coventry, West Midlands, CV3

NO LONGER ADVERTISED LET AGREED

Marketed from 20 Apr 2024 to 23 Apr 2024 (3 days) by John Payne Estate Agents, Coventry

An extended end-terraced property offering spacious well-presented accommodation. Close to Davent...



£1,250 pcm

2 bedroom end of terrace house

+ Add to report

Newcombe Road, Coventry

NO LONGER ADVERTISED LET AGREED






Marketed from 15 Aug 2024 to 17 Sep 2024 (32 days) by Lewis Oliver Estates Ltd, Coventry

TWO RECEPTION ROOMS | TWO DOUBLE BEDROOMS | MODERN KITCHEN | LARGE BATHROOM | GARAGE | COUNCIL TA...

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**
-  Current term of tenancy: **2 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order

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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