

LET PROPERTY PACK

INVESTMENT INFORMATION

Bryn Road, Coventry, CV6

211068074

 www.letproperty.co.uk





Property Description

Our latest listing is in Bryn Road, Coventry, CV6

Get instant cash flow of **£975** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£980** which would provide the investor a Gross Yield of **6.4%** if the rent was increased to market rate.

With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investor's portfolio.

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



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Property Key Features

2 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £0.00

Ground Rent: freehold

Lease Length: freehold

Current Rent: £975

Market Rent: £980

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £185,000.00 and borrowing of £138,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 185,000.00

25% Deposit	£46,250.00
SDLT Charge	£5,550
Legal Fees	£1,000.00
Total Investment	£52,800.00

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 £975 per calendar month but the potential market rent is

£ 980

Returns Based on Rental Income	£975	£980
Mortgage Payments on £138,750.00 @ 5%	£578.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	freehold	
Letting Fees	£97.50	£98.00
Total Monthly Costs	£690.63	£691.13
Monthly Net Income	£284.38	£288.88
Annual Net Income	£3,412.50	£3,466.50
Net Return	6.46%	6.57%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,506.50**
Adjusted To

Net Return **2.85%**

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


Annual Net Income **£691.50**
Adjusted To

Net Return **1.31%**

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 £200,000.00.



2 bedroom semi-detached bungalow for sale


Parry Road, Coventry, CV2

CURRENTLY ADVERTISED

Marketed from 19 Nov 2024 by HR Estate Agents, Coventry

Semi Detached Bungalow | Offered With No Upward Chain | 2 Spacious Bedrooms | Off Road Parking | ...

£200,000



[View floor plan](#)


Sold price history: [View](#)

18/03/2016	£124,000
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EPC: [View](#)

(Approx.) Sqft: **592 sq ft** Price (€) per sqft: **€337.83**

[+ Add to report](#)



2 bedroom semi-detached house for sale

Tallants Road, Coventry, CV6

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 29 Oct 2024 by HR Estate Agents, Coventry

Beautiful Throughout | Open Plan with Kitchen Extension | Utility Room with WC | Two Double Bedro...



£200,000

[+ Add to report](#)

Rent Comparables Report








This property is situated in a high demand rental area with rents achieving as much as £980 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£980 pcm</p>	<p>2 bedroom flat + Add to report</p> <p>Leicester Causeway, Coventry, CV1</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 8 Sep 2024 to 20 Sep 2024 (12 days) by OpenRent, London</p> <hr/> <p>No Agent Fees Students Can Enquire Property Reference Number: 2203880</p>
 <p>£975 pcm</p>	<p>2 bedroom apartment + Add to report</p> <p>Thackhall Street, Coventry</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 11 Oct 2024 to 5 Nov 2024 (24 days) by Shortland Home, Coventry</p> <hr/> <p>Shortland Home are pleased to offer this well presented, top floor duplex apartment just outside...</p>

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: **5 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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