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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 ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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

LETPR®PERTY





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2 Bedroom 1 Bathroom Lounge and Kitchen Spacious Rooms

Property Key Features

Factor Fees: £0.00 Ground Rent: freehold Lease Length: freehold Current Rent: £975 Market Rent: £980







Kitchen





Bedrooms





Bathroom





Exterior





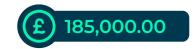
Initial Outlay



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.

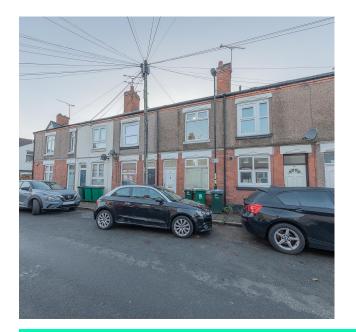


ASSUMED PURCHASE PRICE



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



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	<mark>6.46%</mark>	<mark>6.57%</mark>



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%)

1.31%

Annual Net Income **£691.50** Adjusted To

Net Return

Sale Comparables Report



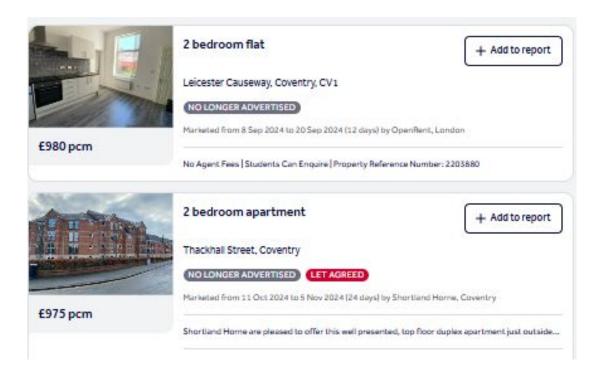
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £200,000.00.

1970	2 bedroom semi-detached bungalow for sale	+ Add to report
TATU	Parry Road, Coventry, CV2	
The second second	CURRENTLY ADVERTISED	
£200,000	Marketed from 19 Nov 2024 by HR Estate Agents, Coventry	
2200,000	Semi Detached Bungalow Offered With No Upward Chain 2 Spa Parking	cious Bedrooms Off Road
	Ø Sold price history:	View
R	18/03/2016	£124,000
	Q EPC:	View
면 View floor plan	(Approx.) Sqft: 592 sq ft Price (c) per sqft: 6337.8	3
	2 bedroom semi-detached house for sale	+ Add to report
IIII II IIIII	Taliants Road, Coventry, CVs	
A State	CURRENTLY ADVERTISED SOLD STC	
6200.000	Marketed from 29 Oct 2024 by HR Estate Agents, Coventry	
£200,000	Beautiful Throughout Open Plan with Kitchen Extention Utility I Bedro	Room with WC Two Double

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**.



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

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.



Payment history: On time for length of tenancy

Current term of tenancy: 5 years+





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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.

