

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Humber Avenue, Coventry,  
CV1 2AU

210751029

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





## Property Description

Our latest listing is in Humber Avenue, Coventry, CV1 2AU

This property has a potential to rent for **£2,600** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



Humber Avenue,  
Coventry, CV1 2AU

210751029



## Property Key Features

**6 bedrooms**

**2 bathrooms**

**HMO Investment**

**Likely to attract enquiries from  
Serious Investors & Developers**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £2,600**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £437,000.00 and borrowing of £327,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 437,000.00

25% Deposit	£109,250.00
SDLT Charge	£22,460
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£132,710.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £2,600 per calendar month



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>£2,600</b>
Mortgage Payments on £327,750.00 @ 5%	<b>£1,365.63</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£260.00</b>
<b>Total Monthly Costs</b>	<b>£1,640.63</b>
<b>Monthly Net Income</b>	<b>£959.38</b>
<b>Annual Net Income</b>	<b>£11,512.50</b>
<b>Net Return</b>	<b>8.67%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£6,312.50**  
Adjusted To

Net Return                      **4.76%**

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

Annual Net Income      **£4,957.50**  
Adjusted To


Net Return                      **3.74%**



# 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 £500,000.



**5 bedroom end of terrace house for sale** [+ Add to report](#)

Rosslyn Avenue, Coventry, CV6

**NO LONGER ADVERTISED**

Marketed from 8 May 2024 to 23 Jul 2024 (76 days) by Bayzos Estate Agents, Coventry

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Guide Price Range - £490,000 - £500,000 | Open Plan Kitchen Diner | Well Presented Throughout | O...

£500,000



**5 bedroom end of terrace house for sale** [+ Add to report](#)

Palmerston Road, Earlsdon, Coventry, CV5

**NO LONGER ADVERTISED**

Marketed from 8 May 2024 to 25 Oct 2024 (170 days) by Walmsley's The Way to Move, Coventry

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Unique end of terrace home with additional land included | Four double bedrooms over two floors |...

£450,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2700 based on the analysis carried out by our letting team at **Let Property Management**.



**5 bedroom end of terrace house** [+ Add to report](#)

Orlescote Road, Coventry, CV4

**NO LONGER ADVERTISED**

Marketed from 15 Oct 2024 to 1 Nov 2024 (16 days) by OpenRent, London

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No Agent Fees | Only Available to Students | Property Reference Number: 2260312



**5 bedroom end of terrace house** [+ Add to report](#)

Terry Road, Coventry, CV1 2AW

**NO LONGER ADVERTISED**

Marketed from 10 Dec 2024 to 18 Dec 2024 (8 days) by Cloud9 Estates Ltd, Coventry

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Flexible Move-In Date | Flexible Contract Term | Utility Bills Inclusive | Direct Busses To City ...

# 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: **3 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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