

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Jobs Lane, Coventry, CV4  
9DZ

214392992

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





## Property Description

Our latest listing is in Jobs Lane, Coventry, CV4 9DZ

This property has a potential to rent for **£2,600** which would provide the investor a Gross Yield of **6.8%** 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...**



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## Property Key Features

**3 bedrooms**

**1 bathroom**

**Well Maintained Property**

**Easy Access to Local Amenities**

**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 £460,000.00 and borrowing of £345,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 460,000.00

25% Deposit	£115,000.00
SDLT Charge	£33,500
Legal Fees	£1,000.00
Total Investment	£149,500.00

# 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.



<b>Returns Based on Rental Income</b>	<b>£2,600</b>
Mortgage Payments on £345,000.00 @ 5%	<b>£1,437.50</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>£1,712.50</b>
<b>Monthly Net Income</b>	<b>£887.50</b>
<b>Annual Net Income</b>	<b>£10,650.00</b>
<b>Net Return</b>	<b>7.12%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,450.00**  
Adjusted To

Net Return                      **3.65%**

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


Annual Net Income      **£3,750.00**  
Adjusted To

Net Return                      **2.51%**

# 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 £475,000.



**3 bedroom detached house for sale** [+ Add to report](#)

New Road, Keresley, Coventry, CV6

**CURRENTLY ADVERTISED**

Marketed from 1 Feb 2024 by Bairstow Eves, Radford

DESIRABLE LOCATION | BESPOKE FAMILY HOME | THREE RECEPTION ROOMS | OPEN PLAN FAMILY KITCHEN DINER...

**£475,000**



**3 bedroom detached house for sale** [+ Add to report](#)

Birmingham Road, Millisons Wood, CV5

**NO LONGER ADVERTISED**

Marketed from 9 Oct 2023 to 14 May 2024 (217 days) by Xact Homes, Balsall Common

Three Bedroom Detached House | Potential to Refurbish & Extend (STPP) | Lounge, Dining Room, Kitc...

**£470,000**

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,750 based on the analysis carried out by our letting team at **Let Property Management**.



£2,750 pcm

3 bedroom detached house

+ Add to report

Kingswood Green, Lapworth

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Jun 2024 to 13 Jun 2024 by Xact Lettings, Knowle

Stunning Spacious Detached Property | Balcony overlooking Grand Union Canal | Three Double Bedroo...



£2,650 pcm

3 bedroom detached house

+ Add to report

The Studio, Warwick Road, Knowle

NO LONGER ADVERTISED

Marketed from 6 Nov 2023 to 24 Jan 2024 (78 days) by Centrick, Solihull

Detached Home | New Build | Three Bedrooms | Gated Entry | Available Now | EPC - B

# 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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**