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LET PROPERTY PACK

INVESTMENT INFORMATION

Jobs Lane, Coventry, CV4 9DZ

214392992

(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...







Jobs Lane, Coventry, CV4 9DZ

3 bedrooms **Factor Fees: TBC** 1 bathroom Well Maintained Property

Property Key Features

Easy Access to Local Amenities

Ground Rent: Freehold Lease Length: Freehold Market Rent: £2,600

Lounge





Kitchen





Bedrooms





Bathroom





Exterior



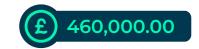






Figures based on assumed purchase price of £460,000.00 and borrowing of £345,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



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.

Returns Based on Rental Income	£2,600
Mortgage Payments on £345,000.00 @ 5%	£1,437.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£260.00
Total Monthly Costs	£1,712.50
Monthly Net Income	£887.50
Annual Net Income	£10,650.00
Net Return	7.12%

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
	Birmingham Road, Millisons Wood, CV5	
	NO LONGER ADVERTISED	
	Marketed from 9 Oct 2023 to 14 May 2024 (217 days) by Xact Homes, Balsall Common	
£470,000	Three Bedroom Detached House Potential to Refurbish & Extend (S	TPP) Lounge, Dining Room, Kitc

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**.





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**



Payment history: N/A

Current term of tenancy: N/A



Fully compliant tenancy: N/A

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.









Jobs Lane, Coventry, CV4 9DZ

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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.

