

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Ives Road, Coventry, CV2

222335175

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Ives Road, Coventry, CV2

Get instant cash flow of **£985** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£1,300** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



St. Ives Road, Coventry,
CV2

222335175



Property Key Features

3 Bedrooms

1 Bathroom

Good Condition

Rear Garden Space

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £985

Market Rent: £1,300

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 200,000.00

| | |
|------------------|------------|
| 25% Deposit | £50,000.00 |
| SDLT Charge | £11,500 |
| Legal Fees | £1,000.00 |
| Total Investment | £62,500.00 |

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £985 per calendar month but the potential market rent is

£ 1,300

| Returns Based on Rental Income | £985 | £1,300 |
|---------------------------------------|------------------|------------------|
| Mortgage Payments on £150,000.00 @ 5% | £625.00 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £0.00 | |
| Ground Rent | Freehold | |
| Letting Fees | £98.50 | £130.00 |
| Total Monthly Costs | £738.50 | £770.00 |
| Monthly Net Income | £246.50 | £530.00 |
| Annual Net Income | £2,958.00 | £6,360.00 |
| Net Return | 4.73% | 10.18% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,760.00**
Adjusted To

Net Return **6.02%**

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

Annual Net Income **£3,360.00**
Adjusted To

Net Return **5.38%**

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 £220,000.



£220,000

3 bedroom end of terrace house for sale

+ Add to report

Hermitage Road, Coventry, CV2

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Jan 2022 to 20 May 2022 (134 days) by Purplebricks, covering Coventry



£170,000

3 bedroom terraced house for sale

+ Add to report

Attoxhall Road, Wyken, Coventry

NO LONGER ADVERTISED

Marketed from 7 Mar 2025 to 13 Aug 2025 (158 days) by Connells, Coventry

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

3 bedroom house

+ Add to report

St Ives Road , Wyken, CV2

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Apr 2024 to 28 May 2024 (38 days) by Bairstow Eves Lettings, Coventry



£900 pcm

3 bedroom semi-detached house

+ Add to report

Macdonald Road, Coventry

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Jul 2022 to 26 Aug 2022 (34 days) by Up Estates, Coventry

Current Tenant Profile



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: **2 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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