

LET PROPERTY PACK

INVESTMENT INFORMATION

King Georges Avenue,
Coventry, CV6

210396407

 www.letproperty.co.uk





Property Description

Our latest listing is in King Georges Avenue, Coventry, CV6

Get instant cash flow of **£800** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



King Georges Avenue,
Coventry, CV6

210396407



Property Key Features

4 bedroom

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £800

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £165,000.00 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 165,000.00

25% Deposit	£41,250.00
Stamp Duty ADS @ 6%	£9,900.00
LBTT Charge	£400
Legal Fees	£1,000.00
Total Investment	£52,550.00

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 £800 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£800	£1,150
Mortgage Payments on £123,750.00 @ 5%	£515.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£80.00	£115.00
Total Monthly Costs	£610.63	£645.63
Monthly Net Income	£189.38	£504.38
Annual Net Income	£2,272.50	£6,052.50
Net Return	4.32%	11.52%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,752.50**
Adjusted To

Net Return **7.14%**

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


Annual Net Income **£3,577.50**
Adjusted To

Net Return **6.81%**

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 £190,000.



3 bedroom terraced house for sale

King Georges Avenue, Coventry, CV6


NO LONGER ADVERTISED **SOLD STC**


Marketed from 20 Jun 2023 to 22 Jan 2024 (215 days) by Purplebricks, covering Coventry


Mid Terrace Family Home | Three Bedroom | Large Kitchen / Family Room | Cloakroom | No Chain - Vi...

£190,000

[+ Add to report](#)

 Sold price history: [View](#)

 Floor plan: [View](#)



3 bedroom property for sale

King Georges Avenue, Foleshill, Coventry, West Midlands, CV6


NO LONGER ADVERTISED **SOLD STC**


Marketed from 25 May 2021 to 24 Nov 2021 (183 days) by Bairstow Eves, Radford

Three Bedroom End of Terrace House | Offered with No Upward Chain | Three Reception Rooms and an ...

£190,000

[+ Add to report](#)

 Sold price history: [View](#)

 Floor plan: [View](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

3 bedroom detached house

John Brooks Gardens, Coventry, CV6

CURRENTLY ADVERTISED

Marketed from 9 Sep 2024 by Suttons, Coventry

AVAILABLE NOW **ZERO DEPOSIT OPTION*** This beautifully presented 3-bedroom detached house...

+ Add to report



£1,500 pcm

3 bedroom town house

Lanchbury Avenue, Coventry, West Midlands, CV6

NO LONGER ADVERTISED

Marketed from 19 Apr 2024 to 23 Aug 2024 (125 days) by MS Estates, Essex

MS Estates are pleased to present this modern three bedroom property available to rent in Coventry.

+ Add to report

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: **5 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.



King Georges Avenue, Coventry, CV6

PROPERTY ID: 12345678

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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