

LET PROPERTY PACK

INVESTMENT INFORMATION

Humber Avenue, Coventry,
CV1 2AU

210751029

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£2,650** per calendar month with a **7.9%** Gross Yield for investors.

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

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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

Current Rent: £2,650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £402,000.00 and borrowing of £301,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 402,000.00

25% Deposit	£100,500.00
SDLT Charge	£30,200
Legal Fees	£1,000.00
Total Investment	£131,700.00

Projected Investment Return



The monthly rent of this property is currently set at £2,650 per calendar month.



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



Returns Based on Rental Income	£2,650
Mortgage Payments on £301,500.00 @ 5%	£1,256.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£265.00
Total Monthly Costs	£1,536.25
Monthly Net Income	£1,113.75
Annual Net Income	£13,365.00
Net Return	10.15%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,065.00**
Adjusted To

Net Return **6.12%**

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

Annual Net Income **£7,335.00**
Adjusted To

Net Return **5.57%**

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.



£500,000

5 bedroom end of terrace house for sale

Rosslyn Avenue, Coventry, CV6

NO LONGER ADVERTISED

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

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

[+ Add to report](#)



£450,000

5 bedroom end of terrace house for sale

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

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

[+ Add to report](#)

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**.



£2,700 pcm

5 bedroom end of terrace house

Orlescote Road, Coventry, CV4

NO LONGER ADVERTISED

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

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

+ Add to report



£2,625 pcm

5 bedroom end of terrace house

Terry Road, Coventry, CV1 2AW

NO LONGER ADVERTISED

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

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

+ 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: **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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