

¥

# LET PROPERTY PACK

## **INVESTMENT** INFORMATION

Cavalier Court, Coventry, CV3

216094450

( www.letproperty.co.uk

## 



# **Property** Description

Our latest listing is in Cavalier Court, Coventry, CV3

Get instant cash flow of £850 per calendar month with a 8.0% Gross Yield for investors.

This property has a potential to rent for **£890** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...







Cavalier Court, Coventry, CV3

216094450

2 bedroom 1 bathroom Well Maintained Property Parking Space Available

 $\oslash$ 

**Property Key Features** 

Factor Fees: £175 pm Ground Rent: £19 pm Lease Length: 136 years Current Rent: £850 Market Rent: £890

# Lounge





# Kitchen





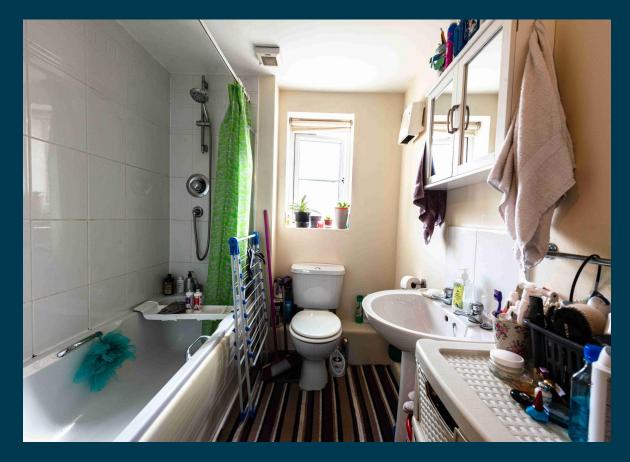
# **Bedrooms**





# Bathroom











# **Initial** Outlay





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£31,750.00
SDLT Charge	£6,390
Legal Fees	£1,000.00
Total Investment	£39,140.00

## **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 £850 per calendar month but the potential market rent is



Returns Based on Rental Income	£850	£890	
Mortgage Payments on £95,250.00 @ 5%	£396.88		
Est. Building Cover (Insurance)	£15.00		
Approx. Factor Fees	£175.00		
Ground Rent	£19.00		
Letting Fees	£85.00	£89.00	
Total Monthly Costs	£690.88	<b>£694.88</b>	
Monthly Net Income	£159.13	£195.13	
Annual Net Income	£1,909.50	<b>£2,341.50</b>	
Net Return	<mark>4.88%</mark>	<b>5.98%</b>	



## Return Stress Test Analysis Report





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

Annual Net Income **£561.50** Adjusted To

Net Return 1.43%

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

Annual Net Income **£664.50** Adjusted To

Net Return

1.70%

## 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 £124,000.



£124,000



Cavalier Court, Coventry, CV3 1BP

NO LONGER ADVERTISED

Marketed from 20 Oct 2022 to 21 Sep 2023 (336 days) by Cloud9 Estates Ltd, Coventry



### 2 bedroom flat for sale

193 Siddeley Avenue, Coventry, CV3



Marketed from 22 Nov 2023 by Belvoir Sales, Corby









£112,000

## **Rent Comparables Report**

This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at Let Property Management.



£895 pcm



bed	room	apar	tment	t

Siddeley Avenue, Coventry

NO LONGER ADVERTISED LET AGREED

Marketed from 24 Sep 2024 to 26 Sep 2024 (2 days) by Boothroyd & Company, Kenilworth



## 2 bedroom flat

Cavalier Court, Coventry, CV3

#### NO LONGER ADVERTISED

Marketed from 3 Jan 2024 to 15 Jan 2024 (11 days) by OpenRent, London



+ Add to report







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





Standard Tenancy Agreement In Place: **Yes** 





Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order Current term of tenancy: **Moved in** 

within the last 2 years

Payment history: On time for length of tenancy

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.





### Cavalier Court, Coventry, CV3

216094450

# 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.

