

**Readymade 10 bed HMO £37k Per Year Gross**  
**Toler Road , Nuneaton, Warwickshire, CV115EP**

**Purchase Price = £220k**

**Finders Fee £5,000**

**Gross Income = £37,960 per annum**



**[More Pictures Click Here](#)**

**Great Investment Opportunity!**

**We are direct to vendor on this property and for a limited time only, we have been able to secure a readymade and income producing licensed 10 bed HMO in Nuneaton.**

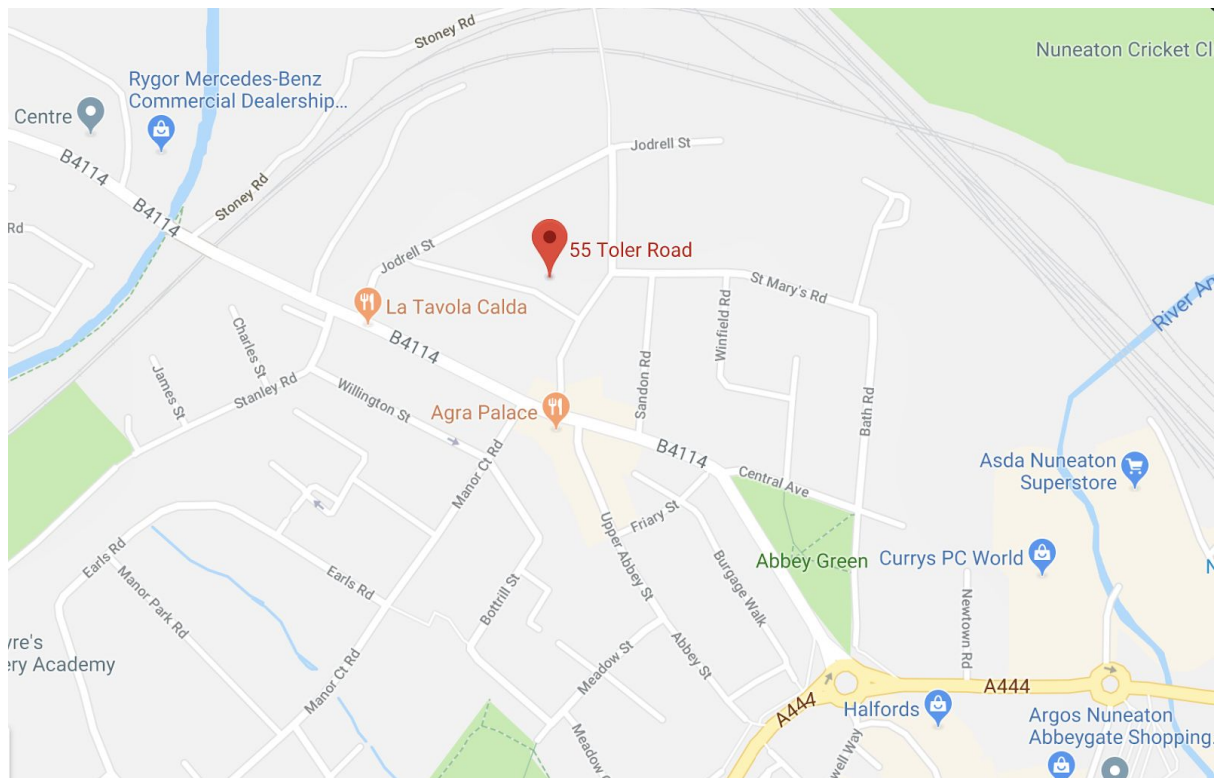
**The property is currently let as a 10 bed HMO with 6 doubles and 4 single rooms over 2 floors. All furniture and white goods are included in the purchase.**

**The property will be bought with vacant possession. This is due to the vendor being advised by an agent to get the tenants out in order to sell.**

## Location

The property is situated:

- **1.3 miles from the center of Nuneaton by Car**
- **under 10 minutes to the center by bus**
- **under 1 mile to the train station**
- **10 miles to Coventry**
- **20 miles to Leicester**



## Rental

**Room 1 - 8.7 m2 Single Rm**

- Room 2 - 13.6 m2 Double Rm**
- Room 3 - 20 m2 Communal Room**
- Room 4 - 9 m2 Single Rm**
- Room 5 - 11.5 m2 Double Rm**
- Room 6 - 13 m2 Double Rm**
- Room 7 - 12 m2 Double Rm**
- Room 8 - 10 m2 Single Rm**
- Room 9 - 11 m2 Double Rm**
- Room 10 - 13 m2 Double Rm**
- Room 11 - 7 m2 Single Rm**

- **Rental demand is strong as the property is close to factories, offices, shops, hospital and trains to Birmingham and Leicester**

We also believe there is scope to up the rents a little, local comps suggest £75/wk might be possible for single rooms - this property currently lets singles for £55

Doubles in the local area in good condition can reach up to £110 pw so at £85/wk this property is at the lower end of prices.

To achieve the top rents you will need to invest in the property but this may perform very well for you considering it is currently generating a very healthy return.

## Rental Comparables

**Room to let mattress and bedding no include** **£75pw**

Single room | Nuneaton (CV11) Bills inc.



No Photos  
or Video

Single room to let ned and cupbord and drawer provided all bills included. 3 male occupied the 3 rooms nice new furbish house close to

Available Now

NEW
FREE TO CONTACT
☆ Save
More info

**House shared recently refurbished -Tomkinson ...** **£90pw**

Double room | Nuneaton (CV10) Bills inc.



The property is located in residential area, near to the convenient stores Easy to commute to Hinckley, Coventry, Tamworth and...

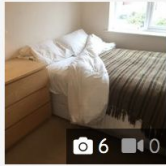
Available 15 May

NEW
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### Spacious rooms in refurbished new-build prope... £110pw

Double room | Nuneaton (CV10)

Bills inc.



All bills are included. The property is being renovated to a high standard, including redecoration throughout, modern stylish fixtures  
Available Now

NEW



Early Bird [i](#)

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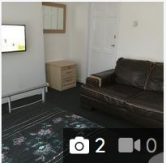
[More info](#)

### Newly refurbished room to let

£85pw

Double room | Nuneaton (CV11)

Bills inc.



GREAT ROOM! Newly refurbished Property situated very close to Nuneaton Town Centre. - Shared Bathroom and Kitchen facilities. Kitchen  
Available Now

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[More info](#)

## The Vision

- To purchase the property for £220,000 fill the property with new tenants and enjoy cashflow
- Potentially refinance against its commercial valuation - this would give you all of your money out of the deal.

## Cashflow Actual – 10 Rooms

- Total Rental Income = £3,163 pcm = £37,960 per annum

## Costs to consider:

- Mortgage Cost @ 4% = £550 pcm
- Management @ 10%+Vat = £379 pcm
- Bills (based on £65 per person pcm) = £650 pcm

## CASHFLOW AFTER ALL THE ABOVE COSTS

Managed= £1,583 pcm = £19,004 per annum

Self Managed = £1,963 pcm = £23,560 per annum

## **Capital Required To Get Involved:**

- Purchase Price = £220,000
- Deposit @ 25% = £55,000
- Stamp Duty = £8500
- Legals = £1,000
- Sourcing Fee = £5,000

**Total Capital Required = £69,500**

**The Return On Investment based on an investment  
of £69,500**

**Managed = 27 %**

**Self Managed = 34%**

**We are in contact with a local letting who can manage this property allowing  
you a handsfree transaction**

**FIRST TO SEE WILL BUY!**

**If this is of interest call Darren immediately on **07599 327 460** to reserve.  
or email [darren@mypropertysourcer.co.uk](mailto:darren@mypropertysourcer.co.uk)**