

LET PROPERTY PACK

INVESTMENT INFORMATION

Orchard Drive, Coventry,
CV5 7FP

217439912

 www.letproperty.co.uk





Property Description

Our latest listing is in Orchard Drive, Coventry, CV5 7FP

Get instant cash flow of **£500** per calendar month with a **5.11%** Gross Yield for investors.

This property has a potential to rent for **£901** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



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Property Key Features

2 Bedrooms

1 Bathroom

On street Parking

Private Front Garden

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £500

Market Rent: £901

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £135,000.00 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 135,000.00

25% Deposit	£33,750.00
SDLT Charge	£6,950
Legal Fees	£1,000.00
Total Investment	£41,700.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 901



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



Returns Based on Rental Income	£500	£901
Mortgage Payments on £101,250.00 @ 5%	£421.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£50.00	£90.10
Total Monthly Costs	£486.88	£526.98
Monthly Net Income	£13.13	£374.03
Annual Net Income	£157.50	£4,488.30
Net Return	0.38%	10.76%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,686.30**
Adjusted To

Net Return **6.44%**

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

Annual Net Income **£2,463.30**
Adjusted To

Net Return **5.91%**

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 £147,000.



£147,000

2 bedroom flat for sale

+ Add to report

Joshua Close, Coventry ** 12 MONTHS SERVICE CHARGE PAID **

NO LONGER ADVERTISED

Marketed from 17 Dec 2024 to 12 May 2025 (145 days) by Matthew James Property Services, Coventry

** VACANT ** | ** NO UPWARD CHAIN ** | ** FIRST FLOOR ** | ** QUIET CUL-DE-SAC LOCATION ** | ** T...



£145,000

2 bedroom apartment for sale

+ Add to report

Philmont Court, Bannerbrook Park, Coventry

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 May 2024 to 15 Nov 2024 (182 days) by Tailor Made Sales and Lettings, Coventry

Ground Floor | No Chain | Two Double Bedrooms | Apartment | Allocated Parking | Long Lease | Two ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom flat

Farr Drive, Tile Hill, Coventry

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Mar 2025 to 28 Apr 2025 (42 days) by Benburys Sales and Lettings, Coventry

TWO BEDROOMS | MODERN FIRST FLOOR APARTMENT | SPACIOUS LOUNGE | KITCHEN WITH APPLIANCES | BATHROOM...

+ Add to report



£925 pcm

2 bedroom flat

Monticello Way, Banner Brook Park, Coventry

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Apr 2024 to 3 Jun 2024 (57 days) by Shortland Horne, Coventry

A super two bedroom two bathroom apartment situated in the popular area of Bannerbrook Park locat...

+ 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: **9 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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