

LET PROPERTY PACK

INVESTMENT INFORMATION

Glover Street, Coventry, CV3

227617533

 www.letproperty.co.uk





Property Description

Our latest listing is in Glover Street, Coventry, CV3

Get instant cash flow of **£1,380** per calendar month with a **3.9%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **5.7%** if the rent was increased to market rate.

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...



Glover Street, Coventry,
CV3

227617533



Property Key Features

6 bedroom HMO

2 bathrooms

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,380

Market Rent: £2,000

Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £419,750.00 and borrowing of £314,812.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 419,750.00

25% Deposit £104,937.50

SDLT Charge £31,975

Legal Fees £1,000.00

Total Investment £137,912.50

Projected Investment Return



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

The monthly rent of this property is currently set at £1,380 per calendar month but the potential market rent is

£ 2,000

Returns Based on Rental Income	£1,380	£2,000
Mortgage Payments on £314,812.50 @ 5%	£1,311.72	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£138.00	£200.00
Total Monthly Costs	£1,464.72	£1,526.72
Monthly Net Income	-£84.72	£473.28
Annual Net Income	-£1,016.63	£5,679.38
Net Return	-0.74%	4.12%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,679.38**
Adjusted To

Net Return **1.22%**

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

Annual Net Income **-£616.88**
Adjusted To

Net Return **-0.45%**

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 £440,000.



5 bedroom house of multiple occupation for sale

[+ Add to report](#)

37 Carlyle Road, Birmingham B16 9BJ

NO LONGER ADVERTISED

Marketed from 11 Feb 2026 to 20 Feb 2026 (9 days) by Savills Auctions, London

£440,000



5 bedroom house of multiple occupation for sale

[+ Add to report](#)

37 Carlyle Road, Birmingham B16 9BH

NO LONGER ADVERTISED

Marketed from 23 Feb 2026 to 25 Feb 2026 (2 days) by Savills Auctions, London

£425,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,700 based on the analysis carried out by our letting team at **Let Property Management**.



£3,700 pcm

5 bedroom house of multiple occupation

17 Aylesford Street, Leamington Spa

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Nov 2023 to 10 Jan 2024 (42 days) by Student Homes, Leamington Spa

+ Add to report



View details

£2,362 pcm

5 bedroom house of multiple occupation

Queensland Avenue, Earlsdon, Coventry, CV5 8FF

NO LONGER ADVERTISED

Marketed from 14 Feb 2023 to 1 Mar 2023 (14 days) by Croft Property Management, Coventry

+ Add to report

Current Tenant Profile



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.



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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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