

LET PROPERTY PACK

INVESTMENT INFORMATION

Thompson Road Oldbury,
B68 8QD

203704980

 www.letproperty.co.uk





Property Description

Our latest listing is in Thompson Road Oldbury, B68 8QD

Get instant cash flow of **£950** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **6.9%** 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...



Thompson Road Oldbury,
B68 8QD

203704980



Property Key Features

3 Bedrooms

2 Bathroom

Spacious Lounge

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

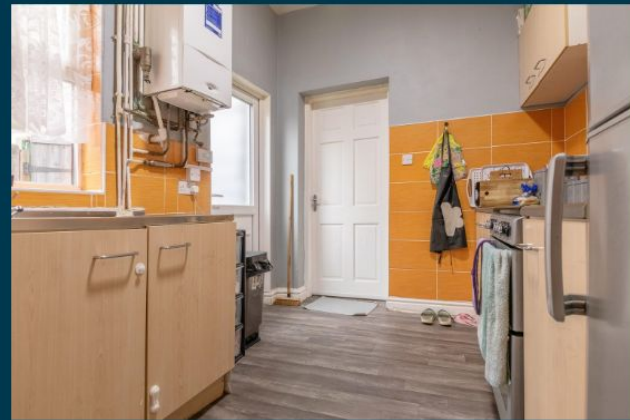
Current Rent: £950

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £210,000.00 and borrowing of £157,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 210,000.00

25% Deposit	£52,500.00
SDLT Charge	£6,300
Legal Fees	£1,000.00
Total Investment	£59,800.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,200



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.



Returns Based on Rental Income	£950	£1,200
Mortgage Payments on £157,500.00 @ 5%	£656.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£95.00	£120.00
Total Monthly Costs	£766.25	£791.25
Monthly Net Income	£183.75	£408.75
Annual Net Income	£2,205.00	£4,905.00
Net Return	3.69%	8.20%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,505.00**
Adjusted To

Net Return **4.19%**

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

Annual Net Income **£1,755.00**
Adjusted To

Net Return **2.93%**

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 £230,000.



£230,000



Floorplan

3 bedroom terraced house for sale

Vicarage Street, Oldbury

+ Add to report

CURRENTLY ADVERTISED

LARGE 3 BEDROOMED MID TERRACE FAMILY HOME | CONVENIENT LOCATION |
HANDY FOR LANGLEY GREEN TRAIN S...

Marketed from 10 Oct 2023 by Humberstones Homes, Quinton



£220,000

3 bedroom terraced house for sale

Thompson Road, Oldbury, B68

+ Add to report

NO LONGER ADVERTISED

Terraced Property | Two Reception Rooms | Fitted Kitchen | Enclosed Rear Garden |
Three Bedro...

Marketed from 16 Jan 2023 to 28 Sep 2023 (254 days) by Purplebricks, covering Birmingham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

3 bedroom semi-detached house

Landswood Road, Oldbury, B68

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1722008

Marketed from 1 Jun 2023 to 3 Jul 2023 (32 days) by OpenRent, London

+ Add to report



£1,450 pcm

3 bedroom detached house

Causeway Green Road, Oldbury, B68

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1721183

Marketed from 5 Jun 2023 to 2 Jul 2023 (27 days) by OpenRent, London

+ 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**

 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?

Make an offer or
book a viewing

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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