

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Springfield Road Moseley, Birmingham, B13

203650681











### **Property Description**

Our latest listing is in Springfield Road Moseley, Birmingham, B13

Get instant cash flow of £650 per calendar month with a 7.4% Gross Yield for investors.

This property has a potential to rent for £900 which would provide the investor a Gross Yield of 10.3% 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...







Springfield Road Moseley, Birmingham, B13



## **Property Key Features**

1 bedroom

1 bathroom

Three Piece Bathroom

**Good Condition** 

Factor Fees: £41.67

Ground Rent: £50.00

Lease Length: 999

**Current Rent: £650** 

Market Rent: £900

203650681

## Lounge







## Kitchen







## **Bedrooms**







## **Bathroom**







## **Exterior**







### **Initial Outlay**





Figures based on assumed purchase price of £105,000 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£26,250.00** 

SDLT Charge £3,150

Legal Fees £1,000.00

Total Investment £30,400.00

### **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 £650 per calendar month but the potential market rent is

Returns Based on Rental Income	£650	£900
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£41.67	
Ground Rent	£50.00	
Letting Fees	£65.00	£90.00
Total Monthly Costs	£499.80	£524.80
Monthly Net Income	£150.21	£375.21
Annual Net Income	£1,802.46	£4,502.46
Net Return	5.93%	14.81%

### Return Stress Test Analysis Report





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

Annual Net Income

£2,702.46

Adjusted To

Net Return

8.89%

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

Annual Net Income

£3,527.46

Adjusted To

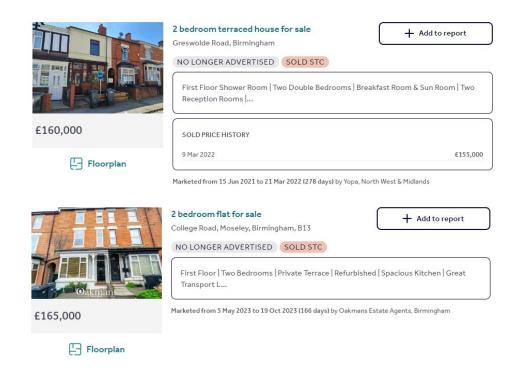
Net Return

11.60%

### 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 £115,000.



### Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property**Management.



£1,400 pcm

#### 1 bedroom apartment

East Timber Yard, 118 Pershore Street, Birmingham, B5

NO LONGER ADVERTISED LI

LET AGREED

One Bedroom / One Bathroom | Fully Furnished | Prime Location | High Floor with lift access | 24 ...

Marketed from 19 Sep 2023 to 29 Sep 2023 (10 days) by Life Residential, Birmingham



£1,350 pcm

#### 1 bedroom apartment

East Timber Yard, 118 Pershore Street, Birmingham, B5

NO LONGER ADVERTISED LET AGREED

Available 16/10/23 | One Bedroom / One Bathroom | Fully Furnished | Prime Location | Upper Floor ...

Marketed from 9 Sep 2023 to 16 Oct 2023 (37 days) by Life Residential, Birmingham

+ Add to report

+ 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



years

Current term of tenancy: 0 - 2



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.







Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985** 

Springfield Road Moseley, Birmingham, B13

PROPERTY ID: 12345678

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.

