

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Springfield Road Moseley,  
Birmingham, B13

203650681

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## 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...



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## 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**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







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

£ 105,000.00

25% Deposit	£26,250.00
SDLT Charge	£3,150
Legal Fees	£1,000.00
Total Investment	£30,400.00

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 900

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

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.



# 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.



£160,000



## 2 bedroom terraced house for sale

Greswolde Road, Birmingham

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

First Floor Shower Room | Two Double Bedrooms | Breakfast Room & Sun Room | Two Reception Rooms [...]

### SOLD PRICE HISTORY

9 Mar 2022	£155,000
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Marketed from 15 Jun 2021 to 21 Mar 2022 (278 days) by Yopa, North West & Midlands



£165,000



## 2 bedroom flat for sale

College Road, Moseley, Birmingham, B13

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

First Floor | Two Bedrooms | Private Terrace | Refurbished | Spacious Kitchen | Great Transport L...

Marketed from 5 May 2023 to 19 Oct 2023 (166 days) by Oakmans Estate Agents, Birmingham

# 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

LET AGREED

+ Add to report

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

+ Add to report






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

# 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: **0 - 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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

Springfield Road Moseley, Birmingham,  
B13

PROPERTY ID: 12345678

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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