

LET PROPERTY PACK

INVESTMENT INFORMATION

Springfield Road Moseley,
Birmingham, B13

203650681

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£700** per calendar
month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£900**
which would provide the investor a Gross Yield
of **7.4%** 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: £42.00 PM

Ground Rent: £8.00 PM

Lease Length: 999 years

Current Rent: £700

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 145,000.00

25% Deposit £36,250.00

SDLT Charge £7,650

Legal Fees £1,000.00

Total Investment £44,900.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 900



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



Returns Based on Rental Income	£700	£900
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£42.00	
Ground Rent	£8.00	
Letting Fees	£70.00	£90.00
Total Monthly Costs	£588.13	£608.13
Monthly Net Income	£111.88	£291.88
Annual Net Income	£1,342.50	£3,502.50
Net Return	2.99%	7.80%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,702.50**
Adjusted To

Net Return **3.79%**

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

Annual Net Income **£1,423.50**
Adjusted To

Net Return **3.17%**

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 £165,000.



£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



£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

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: **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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