

LET PROPERTY PACK

INVESTMENT INFORMATION

Old Hall Gardens Shirley,
Solihull, B90 4NN

204513707

 www.letproperty.co.uk





Property Description

Our latest listing is in Old Hall Gardens Shirley, Solihull, B90 4NN

Get instant cash flow of **£950** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **7.2%** 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...



Old Hall Gardens Shirley,
Solihull, B90 4NN

204513707



Property Key Features

2 bedrooms

1 bathroom

Lays Kitchen and Bathroom

Good Condition

Factor Fees: £166.67

Ground Rent: £125.00

Lease Length: TBC

Current Rent: £950

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 200,000.00

25% Deposit	£50,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£57,000.00

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

Returns Based on Rental Income	£950	£1,200
Mortgage Payments on £150,000.00 @ 5%	£625.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£166.67	
Ground Rent	£125.00	
Letting Fees	£95.00	£120.00
Total Monthly Costs	£1,026.67	£1,051.67
Monthly Net Income	-£76.67	£148.33
Annual Net Income	-£920.04	£1,779.96
Net Return	-1.61%	3.12%

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 Adjusted To **-£620.04**

Net Return **-1.09%**

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

Annual Net Income Adjusted To **£279.96**

Net Return **0.49%**

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 £220,000.



£220,000



Floorplan

2 bedroom apartment for sale

Well presented 2 bedroom duplex apartment at Old Hall Gardens in Monkspath

+ Add to report

NO LONGER ADVERTISED SOLD STC

Convenient Location | Secure Gated Development | Modern Fitted Kitchen | Lounge/Dining Room | 2 D...

SOLD PRICE HISTORY

30 Jun 2022	£220,000
15 Feb 2019	£190,000
29 Oct 2004	£190,000



£215,000



Floorplan

2 bedroom ground floor flat for sale

Old Hall Gardens, Monkspath

+ Add to report

NO LONGER ADVERTISED SOLD STC

Gated Development | Two Bedrooms | Private Terrace | Finished to a high standard | Located in sec...

SOLD PRICE HISTORY

2 Dec 2020	£205,000
19 May 2016	£189,950
23 Feb 2004	£185,000

Marketed from 26 Jan 2022 to 14 Nov 2022 (292 days) by Horton & Storey, Shirley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,900 based on the analysis carried out by our letting team at **Let Property Management**.



£1,900 pcm

2 bedroom flat

The Space, Clarendon Avenue, Leamington Spa, Warwickshire, CV32

+ Add to report

CURRENTLY ADVERTISED

Ideal Location | Shops and amenities nearby | Two Double Bedrooms, Ensuite | Viewing recommended ...

Marketed from 4 Apr 2024 by Handles Property, Leamington



£1,850 pcm

2 bedroom ground floor flat

Pound House Lane, Hockley Heath

+ Add to report

CURRENTLY ADVERTISED

Ground Floor Apartment | Converted Grade 2 Listed Mansion | Two Double Bedrooms | Open Plan Loun...

Marketed from 23 Feb 2024 by Xact Lettings, Knowle

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**



Current term of tenancy: **5 years+**



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.



www.letproperty.co.uk

Old Hall Gardens Shirley, Solihull, B90 4NN

204513707

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.



LETPROPERTY