

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Moorfield Court, Moorfield  
Drive Sutton Coldfield, B73  
5LG

203701340

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





## Property Description

Our latest listing is in Moorfield Court, Moorfield Drive Sutton Coldfield, B73 5LG

Get instant cash flow of **£950** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.9%** 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...



Moorfield Court,  
Moorfield Drive Sutton  
Coldfield, B73 5LC

203701340



## Property Key Features

**2 bedrooms**

**1 bathroom**

**Three Piece Bathroom**

**Good Condition**

**Factor Fees: £150.00**

**Ground Rent: £30.00**

**Lease Length: 99**

**Current Rent: £950**

**Market Rent: £1,150**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £175,000.00 and borrowing of £131,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 175,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £43,750.00 |
| SDLT Charge      | £5,250     |
| Legal Fees       | £1,000.00  |
| Total Investment | £50,000.00 |

# Projected Investment Return



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

£ 1,150

| Returns Based on Rental Income        | £950             | £1,150           |
|---------------------------------------|------------------|------------------|
| Mortgage Payments on £131,250.00 @ 5% | <b>£546.88</b>   |                  |
| Est. Building Cover (Insurance)       | <b>£15.00</b>    |                  |
| Approx. Factor Fees                   | <b>£150.00</b>   |                  |
| Ground Rent                           | <b>£30.00</b>    |                  |
| Letting Fees                          | <b>£95.00</b>    | <b>£115.00</b>   |
| <b>Total Monthly Costs</b>            | <b>£836.88</b>   | <b>£856.88</b>   |
| <b>Monthly Net Income</b>             | <b>£113.13</b>   | <b>£293.13</b>   |
| <b>Annual Net Income</b>              | <b>£1,357.50</b> | <b>£3,517.50</b> |
| <b>Net Return</b>                     | <b>2.72%</b>     | <b>7.04%</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      **£1,217.50**  
Adjusted To

Net Return                      **2.44%**

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

Annual Net Income      **£1,252.50**  
Adjusted To

Net Return                      **2.51%**

# 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 £170,000.



£175,000



## 2 bedroom apartment for sale

Moorfield Drive, Sutton Coldfield, B73

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

\*\* IMMACULATELY PRESENTED APARTMENT \*\* | \*\* TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES \*\* | \*\* S...

### SOLD PRICE HISTORY

|             |          |
|-------------|----------|
| 21 Jan 2022 | £170,000 |
| 6 Sep 2019  | £155,000 |
| 28 Oct 2016 | £95,000  |

Marketed from 19 Sep 2021 to 3 Feb 2022 (136 days) by Purplebricks, covering Birmingham



£165,000



## 2 bedroom flat for sale

Moorfield Court, Moorfield Drive, Sutton Coldfield, B73 5LG

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

SUPERBLY LOCATED FIRST FLOOR FLAT | TWO WELL PROPORTIONED BEDROOMS | LONG EXTENDED LEASE | NO ONW...

### SOLD PRICE HISTORY

|             |          |
|-------------|----------|
| 23 Jun 2023 | £162,500 |
| 6 Mar 2015  | £127,000 |
| 22 Nov 2010 | £120,000 |

Marketed from 25 Oct 2022 to 23 Jun 2023 (240 days) by Paul Carr, Sutton Coldfield

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,800 pcm

## 2 bedroom apartment

150 Great Charles Street Queensway

+ Add to report

CURRENTLY ADVERTISED

A superb third floor apartment extending to some 1,387 sq. ft. (129 sq.m) including reception hal...

Marketed from 11 Apr 2024 by Robert Powell, Birmingham



£1,750 pcm

## 2 bedroom apartment

Derwent House, Livery Street, Jewellery Quarter, Birmingham, B3

+ Add to report

CURRENTLY ADVERTISED






BRAND NEW DEVELOPMENT | Derwent House | St Paul's Square, Jewellery Quarter | Unfurnished | Winte...

Marketed from 18 Mar 2024 by Davidson Estates, 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: **5 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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