

# LET PROPERTY PACK

### **INVESTMENT INFORMATION**

Station Road Acocks Green, Birmingham, B27 6DN

204104315











### **Property Description**

Our latest listing is in Station Road Acocks Green, Birmingham, B27 6DN

Get instant cash flow of £1,800 per calendar month with a 5.1% Gross Yield for investors.

This property has a potential to rent for £2,600 which would provide the investor a Gross Yield of 7.3% if the rent was increased to market rate.

With long term tenants currently situated, a location that is accessible to various amenities, this property will be the perfect addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...







Station Road Acocks Green, Birmingham, B27 6DN

204104315



5 Bedroom

5 Bathroom

Five Flats in One Property

Each with Own Bathroom and Kitchen Facilities

Factor Fees: £0.00

Current Rent: £1,800

Market Rent: £2,600









































## **Exterior**









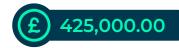
## **Initial Outlay**





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £318,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

### **ASSUMED PURCHASE PRICE**



25% Deposit **£106,250.00** 

SDLT Charge £21,500

Legal Fees £1,000.00

Total Investment £128,750.00

### **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 £1,800 per calendar month but the potential market rent is



Returns Based on Rental Income	£1,800	£2,600
Mortgage Payments on £318,750.00 @ 5%	£1,328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£180.00	£260.00
Total Monthly Costs	£1,523.13	£1,603.13
Monthly Net Income	£276.88	£996.88
Annual Net Income	£3,322.50	£11,962.50
Net Return	2.58%	9.29%

## **Return Stress Test Analysis** Report





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

£6,762.50

Annual Net Income

**Adjusted To** 

**5.25**%

Net Return

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

Annual Net Income

£5,587.50

Adjusted To

Net Return

4.34%

### 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 £450,000.



#### 6 bedroom flat for sale

The Avenue, Acocks Green, Birmingham, West Midlands,

+ Add to report

NO LONGER ADVERTISED

SOLD STC

HUGE POTENTIAL | 6 SELF CONTAINED FLATS | OFF ROAD PARKING | REAR GARDEN | EXCELLENT LOCATION ...

Marketed from 25 Mar 2021 to 30 Mar 2021 (4 days) by Dixons, Acocks Green





£430,000

#### 5 bedroom semi-detached house for sale

Station Road, Acocks Green, Birmingham, West Midlands, B27

+ Add to report

#### NO LONGER ADVERTISED

Bairstow eves are delighted to offer this five self-contained flats Semi detached property for sa...

Marketed from 18 Aug 2023 to 15 Nov 2023 (89 days) by Bairstow Eves, Acocks Green



### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £2,645 based on the analysis carried out by our letting team at **Let Property**Management.



£2,645 pcm

#### 5 bedroom flat

Hubert Road, Selly Oak, Birmingham, B29

#### CURRENTLY ADVERTISED

Shower | Burglar alarm

Marketed from 22 Mar 2024 by Sandstone UK Property Management Solutions Ltd, Bristol



£2,600 pcm

#### 5 bedroom apartment

Hubert Road, Birmingham

NO LONGER ADVERTISED

FIVE BEDOOMS FIVE EN-SUITES | OPEN PLAN LIVING | LOUNGE AREA, DINING AREA AND KITCHEN WITH APPL...

Marketed from 4 Sep 2023 to 7 Dec 2023 (94 days) by Amber Court Lettings, Selly Oak

+ 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



Current term of tenancy: 4 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.







Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985** 

Station Road Acocks Green, Birmingham, B27 6DN

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.

