

LET PROPERTY PACK

INVESTMENT INFORMATION

Station Road Acocks
Green, Birmingham, B27
6DN

204104315

 www.letproperty.co.uk





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...



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Property Key Features

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

Flat 1



Flat 2



Flat 3



Flat 4



Flat 5



Exterior





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

£ 425,000.00

25% Deposit	£106,250.00
SDLT Charge	£21,500
Legal Fees	£1,000.00
Total Investment	£128,750.00

Projected Investment Return



The monthly rent of this property is currently set at £1,800 per calendar month but the potential market rent is

£ 2,600

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%

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 **£6,762.50**
Adjusted To

Net Return **5.25%**

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.



£450,000

 Floorplan

6 bedroom flat for sale

The Avenue, Acocks Green, Birmingham, West Midlands, B27

+ 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

 Floorplan

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

+ Add to report

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

+ Add to report

NO LONGER ADVERTISED

FIVE BEDROOMS 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

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.



 www.letproperty.co.uk

Station Road Acocks Green, Birmingham,
B27 6DN

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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