

LET PROPERTY PACK

INVESTMENT INFORMATION

Broome Court, Water
Orton Road Birmingham,
B36 9ES

204267259

 www.letproperty.co.uk





Property Description

Our latest listing is in Broome Court, Water Orton Road Birmingham, B36 9ES

Get instant cash flow of **£700** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **9.6%** 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...



Broome Court, Water
Orton Road Birmingham,
B36 9ES

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Property Key Features

1 bedroom

1 bathroom

Modern Kitchen Fittings

**Perfect Location for Working
Professional**

Factor Fees: £140.00

Ground Rent: £150.00

Lease Length: 145

Current Rent: £700

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 125,000.00

25% Deposit	£31,250.00
SDLT Charge	£3,750
Legal Fees	£1,000.00
Total Investment	£36,000.00

Projected Investment Return



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

Returns Based on Rental Income	£700	£1,000
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£140.00	
Ground Rent	£150.00	
Letting Fees	£70.00	£100.00
Total Monthly Costs	£765.63	£795.63
Monthly Net Income	-£65.63	£204.38
Annual Net Income	-£787.50	£2,452.50
Net Return	-2.19%	6.81%

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 **£452.50**
Adjusted To

Net Return **1.26%**

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

Annual Net Income **£2,377.50**
Adjusted To

Net Return **6.60%**

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 £140,000.



£140,000

1 bedroom apartment for sale

Water Orton Road, Birmingham

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

First Floor Flat | Kitchen / Diner | Large Lounge | Bedroom Area | Bathroom | Garage | Private P...

Marketed from 24 Mar 2022 to 30 Sep 2022 (189 days) by Burchell Edwards, Castle Bromwich



£130,000

1 bedroom flat for sale

Water Orton Road, Birmingham

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Well Presented First Floor Flat | Lounge & Kitchen Area | One Double Bedroom | Shower Room | Secu...

SOLD PRICE HISTORY

22 Jul 2022	£130,000
19 Jun 2020	£98,000
30 Sep 1996	£33,000



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

1 bedroom flat

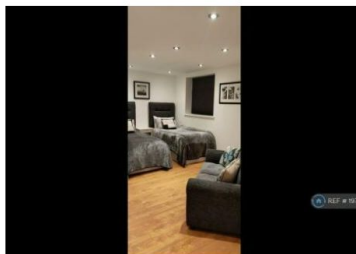
Lichfield Road, Birmingham, B6

+ Add to report

CURRENTLY ADVERTISED

No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number:
1978732

Marketed from 3 Mar 2024 by OpenRent, London



£1,600 pcm

1 bedroom flat

Lichfield Road, Birmingham, B6

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number:
1978732

Marketed from 6 Feb 2024 to 11 Feb 2024 (4 days) by OpenRent, London

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.



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Birmingham, B36 9ES

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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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