

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Kingsbury Road,  
Erdington, Birmingham  
B24 8RD

204930964

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





## Property Description

Our latest listing is in Kingsbury Road, Erdington, Birmingham B24 8RD

Get instant cash flow of **£3,450** per calendar month with a **11.7%** Gross Yield for investors.

**With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.**

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



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## Property Key Features

**6 bedroom**

**2 bathroom**

**Spacious kitchen**

**Close proximity to valuable amenities**

**Factor Fees: £1,400.00**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £3,450**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £355,000.00 and borrowing of £266,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 355,000.00

25% Deposit	£88,750.00
SDLT Charge	£15,900
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£105,650.00</b>

# 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.



Returns Based on Rental Income	£3,450
Mortgage Payments on £266,250.00 @ 5%	£1,109.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£1,400.00
Ground Rent	FREEHOLD
Letting Fees	£345.00
<b>Total Monthly Costs</b>	<b>£2,869.38</b>
<b>Monthly Net Income</b>	<b>£580.63</b>
<b>Annual Net Income</b>	<b>£6,967.50</b>
<b>Net Return</b>	<b>6.59%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£30,292.50**

Net Return **-28.67%**

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

Annual Net Income Adjusted To **-£35,617.50**

Net Return **-33.71%**

# 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 £400,000.



£400,000



## 3 bedroom semi-detached house for sale

Kingsbury Road, Erdington, Birmingham

+ Add to report

NO LONGER ADVERTISED

THREE DOUBLE BEDROOMS | TWO RECEPTION ROOMS | BREAKFAST BAR | LARGE GARDEN | DRIVEWAY

### SOLD PRICE HISTORY

22 Jan 2004	£195,000
16 Jan 1996	£130,000

Marketed from 22 Feb 2023 to 21 Apr 2023 (57 days) by Burchell Edwards, Erdington



£275,000



## 4 bedroom detached house for sale

Kingsbury Road, Birmingham

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Detached Family home | Four Bedrooms | Sitting Room, Lounge and Playroom | Modern Fitted Kitchen ...

### SOLD PRICE HISTORY

21 Feb 2019	£285,000
10 Oct 2002	£180,000

Marketed from 6 Nov 2018 to 13 Feb 2019 (98 days) by Yopa, North West & Midlands

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £5,500 based on the analysis carried out by our letting team at **Let Property Management**.



£5,500 pcm



## 6 bedroom detached house

The Copse, Off Hartopp Road, Four Oaks Estate

+ Add to report

NO LONGER ADVERTISED

A detached 6 bedroom family home sitting in an enviable plot on the highly sought after Four Oaks...

### SOLD PRICE HISTORY

9 Jun 2017	£1,225,000
25 Jan 2007	£960,000



£5,495 pcm

## 5 bedroom detached house

Hazelhurst Road, Birmingham, B36

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number: 1984984

Marketed from 14 Feb 2024 to 18 Mar 2024 (32 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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 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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