

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Tewkesbury Road,  
Birmingham, B20

203664978

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





## Property Description

Our latest listing is in Tewkesbury Road, Birmingham, B20

Get instant cash flow of **£850** per calendar month with a **4.2%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **5.9%** 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...**



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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Garden Ground Space**

**Spacious Room**

**Factor Fees: £0.00**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £850**

**Market Rent: £1,200**



# Lounge





# Kitchen





# Bedrooms





# Bathroom





# Exterior







Figures based on assumed purchase price of £245,000.00 and borrowing of £183,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 245,000.00

25% Deposit	£61,250.00
SDLT Charge	£7,350
Legal Fees	£1,000.00
Total Investment	£69,600.00

# Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 1,200



Returns Based on Rental Income	£850	£1,200
Mortgage Payments on £183,750.00 @ 5%	<b>£765.63</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>TBC</b>	
Letting Fees	<b>£85.00</b>	<b>£120.00</b>
<b>Total Monthly Costs</b>	<b>£865.63</b>	<b>£900.63</b>
<b>Monthly Net Income</b>	<b>-£15.63</b>	<b>£299.38</b>
<b>Annual Net Income</b>	<b>-£187.50</b>	<b>£3,592.50</b>
<b>Net Return</b>	<b>-0.27%</b>	<b>5.16%</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      **£1,192.50**  
Adjusted To

Net Return                      **1.71%**

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

Annual Net Income      **-£82.50**  
Adjusted To

Net Return                      **-0.12%**

# 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 £245,000.



£249,950

## 4 bedroom terraced house for sale

Salisbury Road, Birchfield, Birmingham, B19 1NB

+ Add to report

CURRENTLY ADVERTISED

HUNTERS ARE PLEASED TO OFFER THIS TRADITIONAL STYLE MID TERRACE RESIDENCE, WHICH IN BRIEF COMPRIS...

Marketed from 13 Apr 2023 by Hunters, Handsworth



£245,000

## 3 bedroom terraced house for sale

Melrose Road, Perry Barr

+ Add to report

NO LONGER ADVERTISED

Popular Residential Location | Two Reception Rooms | Extended Kitchen/Diner | Three Bedrooms | Gu...

Marketed from 8 Mar 2023 to 28 Apr 2023 (51 days) by Green & Company, Great Barr

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

4 bedroom terraced house

Bridgelands Way, Birmingham, B20

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1590719

Marketed from 31 Jan 2023 to 11 Feb 2023 (10 days) by OpenRent, London



£1,150 pcm

4 bedroom flat

Canterbury Road, Birmingham, B20

+ Add to report

NO LONGER ADVERTISED LET AGREED

Original Features | Character Building | Exposed Brickwork | Kitchen-Diner | Fridge Freezer | Ful...






Marketed from 30 Dec 2021 to 30 Jan 2022 (30 days) by Three2six Real Estate, 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: **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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