

LET PROPERTY PACK

INVESTMENT INFORMATION

Newman Road,
Birmingham, B24 9AG

205401146

 www.letproperty.co.uk





Property Description

Our latest listing is in Newman Road, Birmingham, B24 9AG

Get instant cash flow of **£1,850** per calendar month with a **9.4%** Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Property Key Features

4 bedroom

1 bathroom

Great Condition

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £235,000.00 and borrowing of £176,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 235,000.00

25% Deposit	£58,750.00
SDLT Charge	£7,050
Legal Fees	£1,000.00
Total Investment	£66,800.00

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.



Returns Based on Rental Income	£1,850
Mortgage Payments on £176,250.00 @ 5%	£734.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£185.00
Total Monthly Costs	£934.38
Monthly Net Income	£915.63
Annual Net Income	£10,987.50
Net Return	16.45%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£8,992.50**
Adjusted To

Net Return **-13.46%**

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

Annual Net Income **-£12,517.50**
Adjusted To

Net Return **-18.74%**

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 £230,000.



£230,000

3 bedroom terraced house for sale

Newman Road, Erdington, Birmingham, B24 9AG

CURRENTLY ADVERTISED

OFFERED FOR SALE WITH NO UPWARD CHAIN - VACANT POSSESSION UPON COMPLETION | BEAUTIFULLY PRESENTED...

Marketed from 15 Dec 2023 by Paul Carr, Erdington

+ Add to report



£215,000

3 bedroom terraced house for sale

Newman Road, Erdington, Birmingham, B24 9AG

NO LONGER ADVERTISED

OUTSTANDING FULLY REFURBISHED PERIOD FAMILY HOME OFFERED FOR SALE WITH NO UPWARD CHAIN | EXCELLEN...

SOLD PRICE HISTORY

16 Jan 2015

£112,000

+ Add to report



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

4 bedroom terraced house

Edwards Road, Birmingham, B24

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1737070

Marketed from 19 Jun 2023 to 21 Jun 2023 (2 days) by OpenRent, London



£2,000 pcm

4 bedroom terraced house

Erdington Hall Rd, Birmingham, B24

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1733288

Marketed from 25 Jul 2023 to 11 Aug 2023 (17 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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