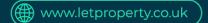


## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Newman Road, Birmingham, B24 9AG

205401146











### **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...











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

205401146

## Lounge







## Kitchen





## Bedrooms









## **Bathroom**





## **Exterior**







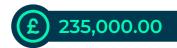
## **Initial Outlay**





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**



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	<b>16.45</b> %

### **Return Stress Test Analysis** Report





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

-£8,992.50

Annual Net Income

**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



£215,000

- Floorplan

#### 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

+ 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

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

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

+ Add to report

+ Add to report

#### **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: Moved in within the last 2 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

# Interested in this property investment?

Make an offer or book a viewing

Call us on 0141 478 0985

Newman Road, Birmingham, B24 9AG



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.