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LET PROPERTY PACK

INVESTMENT INFORMATION

Hall Road Handsworth, Birmingham, B20

203702672

www.letproperty.co.uk





Property Description

Our latest listing is in Hall Road Handsworth, Birmingham, B20

Get instant cash flow of £2,000 per calendar month with a 7.4% Gross Yield for investors.

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...







Hall Road Handsworth, Birmingham, B20

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5 bedrooms 2 bathrooms Parking Space Garden Space

Property Key Features

Factor Fees: N/A Ground Rent: N/A Lease Length: N/A Current Rent: £2,000













Bedrooms





Bathroom















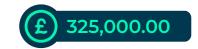
Initial Outlay





Figures based on assumed purchase price of £325,000.00 and borrowing of £243,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£81,250.00
SDLT Charge	£13,500
Legal Fees	£1,000.00
Total Investment	£95,750.00

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. Monthly rent of this property is currently set per calendar month at



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Returns Based on Rental Income	£2,000
Mortgage Payments on £243,750.00 @ 5%	£1,015.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	N/A
Ground Rent	N/A
Letting Fees	£200.00
Total Monthly Costs	£1,230.63
Monthly Net Income	£769.38
Annual Net Income	£9,232.50
Net Return	<mark>9.64</mark> %

Return Stress Test Analysis Report





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

Annual Net Income **£5,232.50** Adjusted To

Net Return 5.46%

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

Annual Net Income **£4,357.50** Adjusted To

Net Return

4.55%

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 £235,000.

M 111	5 bedroom semi-detached house for sale Radnor Road, Birmingham	+ Add to report	
	NO LONGER ADVERTISED SOLD STC		
	No upward chain! Five bedrooms Three reception roo Two car dri	ms Stunning period features	
£425,000	SOLD PRICE HISTORY		
E Floorplan	20 Aug 2015	£235,000	
	Marketed from 26 Dec 2022 to 22 Jun 2023 (178 days) by Burchell E	dwards, Erdington	
	5 bedroom semi-detached house for sale Whitehall Road, Handsworth, Birmingham	+ Add to report	
	CURRENTLY ADVERTISED		
	SPACIOUS PERIOD FAMILY HOME WELL PRESENTED LOW MAINTENANCE GARDEN FITTED KITCHEN LOUNGE A		
£325,000	SOLD PRICE HISTORY		
— ——	8 Jan 2016	£200,000	
- Floorplan	5 Aug 2005	£167,000	

Marketed from 8 Mar 2023 by Connells, Great Barr

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as $\pm 2,498$ based on the analysis carried out by our letting team at **Let Property Management**.



£2,498 pcm



+ Add to report

Available from: 1st July 2024 | Deposit (per person): £250 | 2 WCs, 2 Showers | 5 Beds, 6 Doubles...

Marketed from 18 Apr 2024 by PURPLE FROG ASSET MANAGEMENT LIMITED, Selly Oak



5 bedroom	semi-detached	house
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Sefton Road, Birmingham, B16

CURRENTLY ADVERTISED

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1652938

Marketed from 14 Mar 2023 to 19 Apr 2023 (35 days) by OpenRent, London

+ Add to report

£2,427 pcm

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

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.



Current term of tenancy: 4 years+

Payment history: On time for length of tenancy





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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.

