

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hall Road Handsworth,  
Birmingham, B20

203702672

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

203702672



## Property Key Features

**5 bedrooms**

**2 bathrooms**

**Parking Space**

**Garden Space**

**Factor Fees: N/A**

**Ground Rent: N/A**

**Lease Length: N/A**

**Current Rent: £2,000**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







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

£ 325,000.00

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

# Projected Investment Return



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

£2,000



|                                       |                  |
|---------------------------------------|------------------|
| 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          |
| <b>Total Monthly Costs</b>            | <b>£1,230.63</b> |
| <b>Monthly Net Income</b>             | <b>£769.38</b>   |
| <b>Annual Net Income</b>              | <b>£9,232.50</b> |
| <b>Net Return</b>                     | <b>9.64%</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      **£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.



£425,000



## 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 rooms | Stunning period features | Two car dri...

### SOLD PRICE HISTORY

20 Aug 2015

£235,000

Marketed from 26 Dec 2022 to 22 Jun 2023 (178 days) by Burchell Edwards, Erdington



£325,000



## 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...

### SOLD PRICE HISTORY

8 Jan 2016

£200,000

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 £2,498 based on the analysis carried out by our letting team at **Let Property Management**.



£2,498 pcm

## 5 bedroom house share

Link Road, Edgbaston, Birmingham, West Midlands, B16

+ Add to report

CURRENTLY ADVERTISED

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



£2,427 pcm

## 5 bedroom semi-detached house

Sefton Road, Birmingham, B16

+ Add to report

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

# 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: **4 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.



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

Hall Road Handsworth, Birmingham, B20

203702672

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.



**LETPROPERTY**