

LET PROPERTY PACK

INVESTMENT INFORMATION

Hall Street, Birmingham,
B18

205254486

 www.letproperty.co.uk





Property Description

Our latest listing is in Hall Street, Birmingham, B18

Get instant cash flow of **£950** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

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...



Hall Street, Birmingham,
B18

205254486



Property Key Features

2 Bedrooms

2 Bathrooms

Parking Space available

Lounge and Kitchen

Factor Fees: £150.00 PM

Ground Rent: £20.83 PM

Lease Length: 105 years

Current Rent: £950

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £202,000.00 and borrowing of £151,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 202,000.00

25% Deposit	£50,500.00
SDLT Charge	£11,640
Legal Fees	£1,000.00
Total Investment	£63,140.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,200



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£950	£1,200
Mortgage Payments on £151,500.00 @ 5%	£631.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	£20.83	
Letting Fees	£95.00	£120.00
Total Monthly Costs	£912.08	£937.08
Monthly Net Income	£37.92	£262.92
Annual Net Income	£455.04	£3,155.04
Net Return	0.72%	5.00%

Return **Stress Test** Analysis Report



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

Annual Net Income **£755.04**
Adjusted To

Net Return **1.20%**

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

Annual Net Income **£375.00**
Adjusted To

Net Return **0.59%**

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



Floorplan

2 bedroom house for sale

Livery Street, Birmingham, B3

+ Add to report

CURRENTLY ADVERTISED SOLD STC

£10,000 service charge per annum (due to reduce) | £244 ground rent per annum | Two bedroom | To...

Marketed from 11 Jul 2023 by Dixons, Birmingham City Centre



£230,000



Floorplan

2 bedroom apartment for sale

Northwood Street, Hockley

+ Add to report

NO LONGER ADVERTISED

Attractively presented third floor two bedroom apartment in sought after location. Being offered ...

SOLD PRICE HISTORY

22 Sep 2003

£150,000

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: **5 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

Hall Street, Birmingham, B18

205254486

Interested in this
property investment?

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