

LET PROPERTY PACK

INVESTMENT INFORMATION

Sladefield Road,
Birmingham, B8

207033782

 www.letproperty.co.uk





Property Description

Our latest listing is in Sladefield Road, Birmingham, B8

Get instant cash flow of **£1,400** per calendar month with a **7.6%** 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

3 Bedrooms

1 Bathroom

Utility Room

Storage Unit

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,400

Market Rent: £1,400

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £220,000.00 and borrowing of £165,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 220,000

| | |
|------------------|------------|
| 25% Deposit | £55,000.00 |
| SDLT Charge | 6600 |
| Legal Fees | £1,000.00 |
| Total Investment | £62,600.00 |

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 | £1,400 |
| Mortgage Payments on £165,000.00 @ 5% | £687.50 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £0.00 |
| Ground Rent | Freehold |
| Letting Fees | £140.00 |
| Total Monthly Costs | £842.50 |
| Monthly Net Income | £558 |
| Annual Net Income | £6,690 |
| Net Return | 10.69% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,890**
Adjusted To

Net Return **6.21%**

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

Annual Net Income **£3,390**
Adjusted To

Net Return **5.42%**

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 £220,000.



£220,000

3 bedroom terraced house for sale

Sladefield Road, Birmingham

+ Add to report

NO LONGER ADVERTISED

Three/Four Bedrooms | Traditional Mid Terraced Property | Lounge | Kitchen | Utility Room | Bathr...

SOLD PRICE HISTORY



£175,000

3 bedroom terraced house for sale

Sladefield Road, Ward End, B8 2SX

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Chain free! | Extended Mid-Terrace Property | Three Double Bedrooms | Double Glazed, Gas Central...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

3 bedroom terraced house

Alum Rock Road, Birmingham, B8

+ Add to report

NO LONGER ADVERTISED

Three Bedrooms Plus Loft Room | Two Reception Rooms | Gas Central Heating | Fully Double Glazed |...

SOLD PRICE HISTORY



£1,100 pcm

3 bedroom terraced house

Wardend Road, B8

+ Add to report

NO LONGER ADVERTISED LET AGREED






Available now | Three bedrooms | Zero deposit available | Located in Wardend

SOLD PRICE HISTORY

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: **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?

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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