

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Southfield Avenue Castle  
Bromwich, Birmingham,  
B36

206674475

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





## Property Description

Our latest listing is in Southfield Avenue Castle Bromwich, Birmingham, B36

This property has a potential to rent for **£1,141** which would provide the investor a Gross Yield of **4.0%** if the rent was increased to market rate.

**This property will be the perfect addition to an investors portfolio.**

**Don't miss out on this fantastic investment opportunity...**



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## Property Key Features

**3 Bedroom**

**2 Bathroom**

**Lounge and Kitchen**

**Three Piece Bathroom**

**Market Rent: £1,141**

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £345,000.00 and borrowing of £258,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 345,000.00

25% Deposit	£86,250.00
SDLT Charge	£15,100
Legal Fees	£1,000.00
Total Investment	£102,350.00

# Projected Investment Return



The monthly potential rent of this property is

£ 1,141

<b>Returns Based on Rental Income</b>	<b>£1,141</b>	
Mortgage Payments on £258,750.00 @ 5%	<b>£1,078.13</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Letting Fees	<b>£0.00</b>	<b>£114.10</b>
<b>Total Monthly Costs</b>	<b>£1,093.13</b>	<b>£1,207.23</b>
<b>Monthly Net Income</b>	<b>-£1,093.13</b>	<b>-£66.22</b>
<b>Annual Net Income</b>	<b>-£13,117.50</b>	<b>-£794.70</b>
<b>Net Return</b>	<b>-12.82%</b>	<b>-0.78%</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 Adjusted To **-£3,076.70**

Net Return **-3.01%**

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

Annual Net Income Adjusted To **-£5,969.70**

Net Return **-5.83%**

# 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 £350,000.



£350,000



## 3 bedroom semi-detached house for sale

New Street, Castle Bromwich

+ Add to report

NO LONGER ADVERTISED

\* TRADITIONAL SEMI-DETACHED | \* THREE BEDROOMS PLUS DRESSING ROOM | \* LOUNGE | \* MODERN AND STYLI...

### SOLD PRICE HISTORY

27 Jan 2012	£159,000
14 Dec 2000	£99,950

Marketed from 26 Sep 2022 to 29 Nov 2022 (63 days) by Green & Company, Castle Bromwich



£350,000



## 3 bedroom semi-detached house for sale

Woodford Avenue, Castle Bromwich, Birmingham, B36

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

\*\*\* CORNER PLOT \*\* TRADITIONAL SEMI DETACHED \*\* POTENTIAL TO EXTEND/ IMPROVE - STPP \*\*\* Situated ...

Marketed from 2 Aug 2023 to 26 Oct 2023 (84 days) by YOUR MOVE Murray Rogers, Castle Bromwich



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,141 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm



Floorplan

### 3 bedroom semi-detached house

Chestnut Drive, Castle Bromwich, Birmingham, B36

+ Add to report

NO LONGER ADVERTISED LET AGREED

EPC RATING - D | BAY FRONTED SEMI DETACHED | SIDE GARAGE | THREE BEDROOMS | OFF STREET PARKING | ...

Marketed from 25 Aug 2021 to 4 Oct 2021 (40 days) by YOUR MOVE Murray Rogers Lettings, Castle Bromwich



£1,200 pcm

### 3 bedroom house

Chestnut Drive, Castle Bromwich, BIRMINGHAM

+ Add to report

NO LONGER ADVERTISED LET AGREED






EPC: D | TWO RECEPTION ROOMS | LARGE REAR GARDEN | GARAGE/DRIVE WAY | DOWN STAIRS W/C | AVAILABLE...

Marketed from 12 Jul 2022 to 31 Aug 2022 (50 days) by Burchell Edwards Lettings, Castle Bromwich

# 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**  
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.



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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.



**LETPROPERTY**