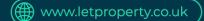


LET PROPERTY PACK

INVESTMENT INFORMATION

Meadow Close, B94

208809606











Property Description

Our latest listing is in Meadow Close, B94

This property has a potential to rent for £1,729 which would provide the investor a Gross Yield of 3.5% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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









4 bedroom

2 bathroom

Spacious rooms

Garden Ground Space

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Market Rent: £1,729

Meadow Close, B94

208809606

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









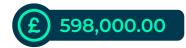
Initial Outlay





Figures based on assumed purchase price of £598,000.00 and borrowing of £448,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£149,500.00**

SDLT Charge £35,340

Legal Fees £1,000.00

Total Investment £185,840.00

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	£1,729
Mortgage Payments on £448,500.00 @ 5%	£1,868.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	твс
Letting Fees	£172.90
Total Monthly Costs	£2,056.65
Monthly Net Income	-£327.65
Annual Net Income	-£3,931.80
Net Return	-2.12%

Return Stress Test Analysis Report





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

Annual Net Income

-£7,389.80

Adjusted To

Net Return

-3.98%

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

Annual Net Income

-£12,901.80

Adjusted To

Net Return

-6.94%

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 £575,000.



£575,000



Meadow Close, Hockley Heath, Solihull

NO LONGER ADVERTISED

Four Bedroom Detached | Sought After Village Of Hockley Heath | Significantly Extended Front & Re...

Marketed from 17 Aug 2022 to 31 Oct 2022 (75 days) by Xact Homes, Knowle



4 bedroom detached house for sale

Meadow Close, Hockley Heath, Solihull, B94

NO LONGER ADVERTISED

4 Bedroom Detached House | Spacious & Modern Interior | Extended Family Home |
Great Family Home ...

£535,000

Marketed from 24 Feb 2023 to 13 Dec 2023 (291 days) by Bettermove, Nationwide

+ Add to report

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,750 based on the analysis carried out by our letting team at **Let Property Management**.



4 bedroom detached house

Brightwell Crescent, Dorridge

+ Add to report

NO LONGER ADVERTISED

Extended Detached Property | Immaculately Presented Throughout | Four Double Bedrooms | Two Recep...

£3,750 pcm

SOLD PRICE HISTORY



4 bedroom detached house

Hartington Close, Dorridge

+ Add to report

NO LONGER ADVERTISED

Extended Detached Property | Four Double Bedrooms | Ground Floor Fifth Bedroom/Reception Room | ...

£3,495 pcm

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: 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.





Interested in this property investment?

Call us on **0141 478 0985**



Meadow Close, B94



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.