

LET PROPERTY PACK

INVESTMENT INFORMATION

Meadow Close, B94

208809606

 www.letproperty.co.uk





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...



Meadow Close, B94

208809606



Property Key Features

4 bedroom

2 bathroom

Spacious rooms

Garden Ground Space

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Market Rent: £1,729

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 598,000.00

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	TBC
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

4 bedroom detached house for sale

Meadow Close, Hockley Heath, Solihull

+ Add to report

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



£535,000

4 bedroom detached house for sale

Meadow Close, Hockley Heath, Solihull, B94

+ Add to report

NO LONGER ADVERTISED

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

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

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**.



£3,750 pcm

4 bedroom detached house

Brightwell Crescent, Dorridge

+ Add to report

NO LONGER ADVERTISED

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

SOLD PRICE HISTORY



£3,495 pcm

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 | ...

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.



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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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