

LET PROPERTY PACK

INVESTMENT INFORMATION

Monksfield Avenue,
Birmingham, B43 6AP

209602120

 www.letproperty.co.uk





Property Description

Our latest listing is in Monksfield Avenue, Birmingham, B43 6AP

This property has a potential to rent for **£2,811** which would provide the investor a Gross Yield of **6.0%** 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...



Monksfield Avenue,
Birmingham, B43 6AP

209602120



Property Key Features

5 bedroom

3 bathroom

Spacious Rooms

Modern Kitchen

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £2,811

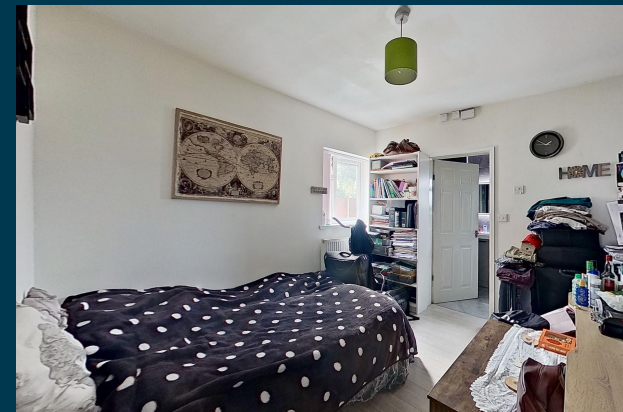
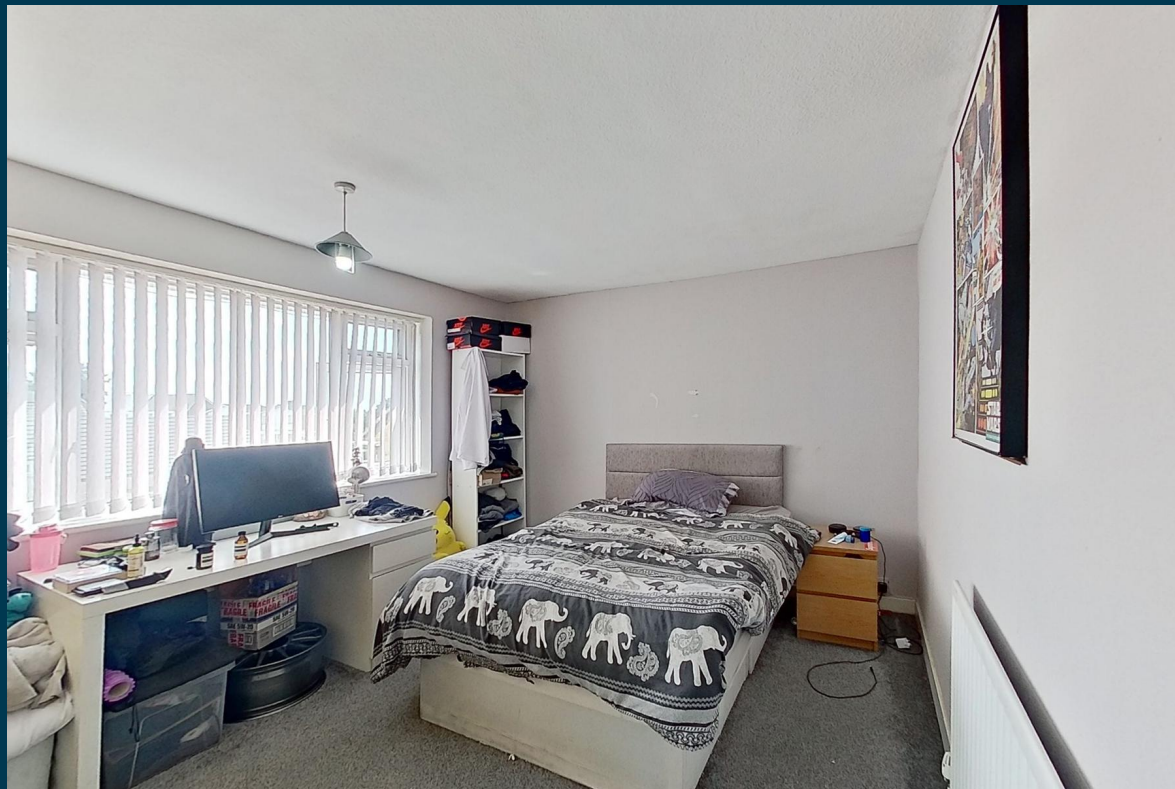
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £558,000.00 and borrowing of £418,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 558,000.00

25% Deposit	£139,500.00
SDLT Charge	£32,140
Legal Fees	£1,000.00
Total Investment	£172,640.00

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	£2,811
Mortgage Payments on £418,500.00 @ 5%	£1,743.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	FREEHOLD
Letting Fees	£281.10
Total Monthly Costs	£2,039.85
Monthly Net Income	£771.15
Annual Net Income	£9,253.80
Net Return	5.36%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,631.80**
Adjusted To

Net Return **2.10%**

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

Annual Net Income **£883.80**
Adjusted To

Net Return **0.51%**

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 £625,000.



£625,000

5 bedroom detached house for sale

Monksfield Avenue, Great Barr, Birmingham

+ Add to report

NO LONGER ADVERTISED

DETACHED FAMILY HOME | FIVE DOUBLE BEDROOMS | LARGE FAMILY BATHROOM & TWO EN-SUITES | LARGE LIVIN...

Marketed from 18 Jun 2021 to 12 Oct 2021 (116 days) by Acres, Great Barr



£600,000

5 bedroom detached house for sale

Newton Road, Great Barr, Birmingham

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

DETACHED FAMILY HOME | FIVE BEDROOMS | FIVE RECEPTION ROOMS | OPEN PLAN KITCHEN / DINER | SEPARAT...

SOLD PRICE HISTORY	
29 Jan 1999	£155,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £5,000 based on the analysis carried out by our letting team at **Let Property Management**.



£5,000 pcm

5 bedroom detached house

Park Road, Park Hall

+ Add to report

NO LONGER ADVERTISED LET AGREED

Incredible Family Home Built In 2018 | Breakfast Kitchen Area | Lounge & Dining Room | Five Bedro...

SOLD PRICE HISTORY

28 Nov 2014	£435,000
29 Sep 2006	£388,000



£4,500 pcm

5 bedroom detached house

Middleton Road, Streetly, Sutton Coldfield

+ Add to report

CURRENTLY ADVERTISED

An idyllic five-bedroom family home finished to an exceptional standard set within a gated commun...

Marketed from 31 Jan 2024 by Aston Knowles, Sutton Coldfield

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**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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

Monksfield Avenue, Birmingham, B43 6AP

209602120

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