

LET PROPERTY PACK

INVESTMENT INFORMATION

Middlewood Close, Solihull,
B91

210009684

 www.letproperty.co.uk





Property Description

Our latest listing is in Middlewood Close, Solihull, B91

Get instant cash flow of **£900** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£1,100** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

A space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Middlewood Close,
Solihull, B91

210009684



Property Key Features

2 Bedroom

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £500 per year

Ground Rent: £180 per year

Lease Length: 82 years

Current Rent: £900

Market Rent: £1,100

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £165,000.00 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 165,000.00

25% Deposit	£41,250.00
Stamp Duty ADS @ 6%	£9,900.00
LBTT Charge	£400
Legal Fees	£1,000.00
Total Investment	£52,550.00

Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 1,100

Returns Based on Rental Income	£900	£1,100
Mortgage Payments on £123,750.00 @ 5%	£515.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£500 per year	
Ground Rent	£180 per year	
Letting Fees	£90.00	£110.00
Total Monthly Costs	£677.23	£697.23
Monthly Net Income	£222.78	£402.78
Annual Net Income	£2,673.30	£4,833.30
Net Return	5.09%	9.20%

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 **£2,633.30**
Adjusted To

Net Return **5.01%**

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


Annual Net Income **£2,538.30**
Adjusted To

Net Return **4.83%**

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 £200,000.




2 bedroom apartment for sale [+ Add to report](#)


Middlewood Close, Solihull


NO LONGER ADVERTISED **SOLD STC**

Marketed from 1 May 2021 to 25 Nov 2021 (207 days) by Burchell Edwards, Solihull

TOP FLOOR APARTMENT | TWO DOUBLE BEDROOMS | TWO BATHROOMS | LARGE OPEN PLAN KITCHEN KITCHEN/LOUNG...

 Sold price history: [View](#)

 Floor plan: [View](#)




2 bedroom flat for sale [+ Add to report](#)

Middlewood Close, Solihull, B91

NO LONGER ADVERTISED **SOLD STC**

Marketed from 31 Oct 2022 to 16 Dec 2022 (45 days) by Xact Homes, Solihull


NO UPWARD CHAIN | Ground Floor Apartment | Easy Access To Solihull Town Centre | Well Maintained ...

 Floor plan: [View](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment [+ Add to report](#)


Avery Court, Wharf Lane, Solihull

CURRENTLY ADVERTISED

Marketed from 12 Aug 2024 by Black & Golds Estate Agents, Solihull

Two Bedrooms | Recently Refurbished | Ground Floor Apartment | Allocated underground gated parkin...

£1,100 pcm




2 bedroom semi-detached house [+ Add to report](#)

Alston Road, Solihull, B91 2RQ

NO LONGER ADVERTISED **LET AGREED**

Marketed from 4 Sep 2023 to 13 Nov 2023 (70 days) by Dixons Lettings, Solihull






Available Now | Two Bedroom Family Home | Downstairs W/C | Modern Kitchen | Open Plan Kitchen/Din...

 Sold price history: [View](#)

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.



www.letproperty.co.uk

Middlewood Close, Solihull, B91

PROPERTY ID: 12345678

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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