

¥

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 $\pm 1,100$ 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...

LE7PR[®]PERTY





Middlewood Close, Solihull, B91

210009684

2 Bedroom 1 Bathroom Spacious Rooms Three Piece Bathroom

Property Key Features

Factor Fees: £500 per year Ground Rent: £180 per year Lease Length: 82 years Current Rent: £900 Market Rent: £1,100







Kitchen







Bedrooms





Bathroom





Exterior





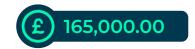
Initial Outlay



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



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



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



LETOR(I)DER

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%	<mark>9.20%</mark>

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£2,538.30Adjusted To

Net Return

4.83%



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 Burch	ell Edwards, Solihull
£200,000	TOP FLOOR APARTMENT TWO DOUBLE BEDROOMS TWO	BATHROOMS LARGE
	OPEN PLAN KITCHEN KITCHEN/LOUNG	
	Sold price history:	View
	Floor plan:	View
£199,950	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 H	lomes, 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
£1,100 pcm	Two Bedrooms Recently Refurbished Ground Floo gated parkin	
	2 bedroom semi-detached house	+ Add to report
	Alston Road, Solihull, B91 2RQ	
£1,100 pcm	Marketed from 4 Sep 2023 to 13 Nov 2023 (70 days) Available Now Two Bedroom Family Home Downst	
	Available Now Two Bedroom Family Home Downst Plan Kitchen/Din	airs w/c Modern Kitchen Open
	Sold price history:	View

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

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.



Current term of tenancy: 2 years +

Payment history: On time for length of tenancy





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.

