

LET PROPERTY PACK

INVESTMENT INFORMATION

Wood Lane, Birmingham,
B20

210665109

 www.letproperty.co.uk





Property Description

Our latest listing is in Wood Lane, Birmingham, B20

Get instant cash flow of **£725** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **7.6%** 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...



Wood Lane, Birmingham,
B20

210665109



Property Key Features

3 bedroom

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: 100 years

Current Rent: £725

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £135,000.00 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 135,000.00

25% Deposit	£33,750.00
Stamp Duty ADS @ 6%	£8,100.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£42,850.00

Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 850



Returns Based on Rental Income	£725	£850
Mortgage Payments on £101,250.00 @ 5%	£421.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£72.50	£85.00
Total Monthly Costs	£509.38	£521.88
Monthly Net Income	£215.63	£328.13
Annual Net Income	£2,587.50	£3,937.50
Net Return	6.04%	9.19%

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 **£2,237.50**
Adjusted To

Net Return **5.22%**

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


Annual Net Income **£1,912.50**
Adjusted To

Net Return **4.46%**

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 £160,000.



3 bedroom end of terrace house for sale

+ Add to report

Crompton Road, Handsworth, BIRMINGHAM

NO LONGER ADVERTISED

Marketed from 15 Jul 2022 to 12 May 2023 (301 days) by Paul Dubberley & Co. West Bromwich


Three Bedroom family home | Recently refurbished | Great commuting links into Birmingham City Cen...

📊 Sold price history:	View
17/11/2023	£155,000
02/11/2007	£100,000
27/04/2007	£82,000

📍 EPC: View

(Approx.) Sqft: 732 sq ft Price (£) per sqft: £211.76

View floor plan



3 bedroom terraced house for sale

+ Add to report

Church Vale, Birmingham

NO LONGER ADVERTISED **SOLD STC**

Marketed from 5 Jan 2022 to 17 Aug 2022 (223 days) by Connells, Great Barr

THREE BEDROOM | TERRACED | POPULAR LOCATION | TWO RECEPTION ROOMS | NO UPWARDS CHAIN | DOWNSTAIR...

📊 Sold price history:	View
05/08/2022	£163,000

📍 EPC: View


(Approx.) Sqft: 829 sq ft Price (£) per sqft: £193.05

View floor plan

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house [+ Add to report](#)

Howard Road, Handsworth Wood


NO LONGER ADVERTISED **LET AGREED**

Marketed from 27 Jun 2024 to 8 Jul 2024 (10 days) by Henley Charles, Handsworth

Spacious Mid Terrace Residence | Tastefully Decorated Throughout | Two Double Bedrooms Accompan...

EPC: [View](#)

(Approx.) Sqft: **958 sq ft** Price (£) per sqft: **£0.89**



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

Howard Road, Handsworth, BIRMINGHAM

NO LONGER ADVERTISED **LET AGREED**

Marketed from 4 Feb 2024 to 18 Mar 2024 (43 days) by Shipways - Lettings, Great Barr

BRAND NEW REFURBISHMENT | OFFERS OVER £850.00 PCM | ANNUAL INCOME MUST BE OVER £30,000 PA | PRIM...

Sold price history: [View](#)

05/10/2012	£83,000
02/05/2002	£68,500






EPC: [View](#)

(Approx.) Sqft: **861 sq ft** Price (£) per sqft: **£0.99**

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**
-  Current term of tenancy: **2 years +**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **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.



 www.letproperty.co.uk

Wood Lane, Birmingham, B20

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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