

LET PROPERTY PACK

INVESTMENT INFORMATION

Wheeleys Lane,
Birmingham, B15 2DX

211195465

 www.letproperty.co.uk





Property Description

Our latest listing is in Wheeleys Lane, Birmingham, B15 2DX

Get instant cash flow of **£1,300** per calendar month with a **7.1%** Gross Yield for investors.

With great potential returns and located within a prime rental location in Birmingham, it will make for a reliable long term investment for an investor

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



Wheeleys Lane,
Birmingham, B15 2DX

211195465



Property Key Features

2 bedrooms

2 bathrooms

Well Maintained Property

Easy access to local amenities

Factor Fees: £208.00

Ground Rent: TBC

Lease Length: 131

Current Rent: £1,300

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £219,000 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 219,000.00

25% Deposit	£54,750.00
SDLT Charge	£6,570
Legal Fees	£1,000.00
Total Investment	£62,320.00

Projected Investment Return



The monthly rent of this property is currently set at £1,300 per calendar month but the potential market rent is

£ 1,300



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	£1,300
Mortgage Payments on £164,250.00 @ 5%	£684.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£208.00
Ground Rent	TBC
Letting Fees	£130.00
Total Monthly Costs	£1,037.38
Monthly Net Income	£262.63
Annual Net Income	£3,151.50
Net Return	5.06%

Return **Stress Test** Analysis Report



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

Annual Net Income **£551.50**
Adjusted To

Net Return **0.88%**

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


Annual Net Income **-£133.50**
Adjusted To

Net Return **-0.21%**

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 £230,000.



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


Sheepcote Street, Birmingham, West Midlands, B16

NO LONGER ADVERTISED

Marketed from 31 Jan 2024 to 21 Feb 2024 (21 days) by John Shepherd, Birmingham

Two Bedrooms | Two Bathrooms | Secure Allocated Parking | Stunning Canal Views | Exceptional Conc...

£230,000



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

Granville Street, Birmingham

CURRENTLY ADVERTISED

Marketed from 26 Dec 2020 by Connells, Birmingham City


SKYLINE DEVELOPMENT | 2 BEDROOMS | 2 BATHROOMS | CITY CENTRE LOCATION | GATED CARPARK | BALCONY ...

£220,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



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


Tennant Street, Birmingham, West Midlands, B15

CURRENTLY ADVERTISED

Marketed from 22 Oct 2024 by John D Wood & Co, Docklands & City, Docklands & City

£1,500 pcm

2 bed 2 bath apartment | En-Suite Bathroom | Furnished | Walking Distance to City Centre | Secure...



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

William Street, Birmingham, B15

NO LONGER ADVERTISED **LET AGREED**

Marketed from 28 Aug 2024 to 9 Oct 2024 (42 days) by NEXIS Property, London

£1,450 pcm

Student Friendly | Close to immediate city amenities | Arden Gate Development | Open Plan Lounge

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: **Moved in within the last 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

Wheeleys Lane, Birmingham, B15 2DX

211195465

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