

LET PROPERTY PACK

INVESTMENT INFORMATION

Rosy Cross, Tamworth, B79

211861548

 www.letproperty.co.uk





Property Description

Our latest listing is in Rosy Cross, Tamworth, B79

Get instant cash flow of **£1,000** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **7.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Rosy Cross, Tamworth,
B79

211861548



Property Key Features

2 Bedrooms

3 Bathrooms

Spacious Rooms

**Fully-Equipped Kitchen with
Ample Storage**

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,000

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £195,000.00 and borrowing of £146,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 195,000.00

25% Deposit £48,750.00

SDLT Charge £11,150

Legal Fees £1,000.00

Total Investment £60,900.00

Projected Investment Return



The monthly rent of this property is currently set at £1,000 per calendar month but the potential market rent is

£ 1,200



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,000	£1,200
Mortgage Payments on £146,250.00 @ 5%	£609.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£100.00	£120.00
Total Monthly Costs	£724.38	£744.38
Monthly Net Income	£275.63	£455.63
Annual Net Income	£3,307.50	£5,467.50
Net Return	5.43%	8.98%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,067.50**
Adjusted To

Net Return **5.04%**

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

Annual Net Income **£2,542.50**
Adjusted To

Net Return **4.17%**

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 £300,000.



£300,000

3 bedroom end of terrace house for sale

+ Add to report

Albert Road, Tamworth, Staffordshire, B79

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Jan 2024 to 27 Sep 2024 (255 days) by Wilkins Estate Agents, Tamworth



£210,000

3 bedroom end of terrace house for sale

+ Add to report

Rosy Cross, Tamworth

NO LONGER ADVERTISED

Marketed from 18 Sep 2024 to 24 Sep 2024 (5 days) by Hunters, Tamworth

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

3 bedroom end of terrace house

+ Add to report

Albert Road, Tamworth, B79

CURRENTLY ADVERTISED

LET AGREED

Marketed from 14 Oct 2024 by Next Place Property Agents Limited, Tamworth



£1,100 pcm

3 bedroom end of terrace house

+ Add to report

St Austell Close, Leyfields

NO LONGER ADVERTISED

Marketed from 5 Aug 2024 to 5 Aug 2024 by Martin & Co, Tamworth

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: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



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.



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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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