


LET PROPERTY PACK

INVESTMENT INFORMATION

Moss House Close
Birmingham B15 1HE

212845316

 www.letproperty.co.uk





Property Description

Our latest listing is in Moss House Close Birmingham B15 1HE

Get instant cash flow of **£900** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£1,323** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Moss House Close
Birmingham B15 1HE

212845316



Property Key Features

4 bedrooms

1 bathroom

Three Piece Bathroom

Spacious Rooms

Factor Fees: TBC

Ground Rent: £1 pm

Lease Length: 89 years

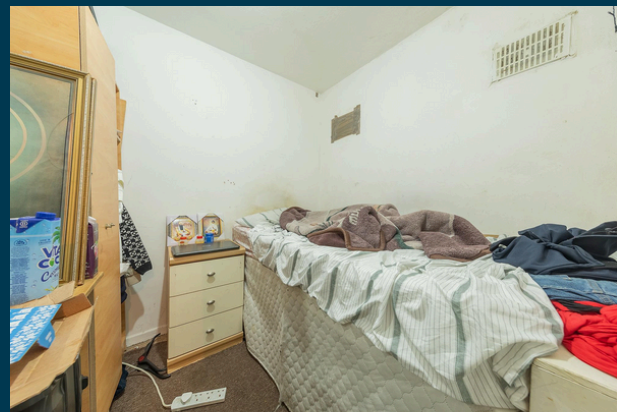
Current Rent: £900

Market Rent: £1,323

Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£ 10, 380
Legal Fees	£ 1,000.00
Total Investment	£57,380.00

Projected Investment Return



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

£ 1,323



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	£900	£1,323
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£ 15.00	
Approx. Factor Fees	TBC	
Ground Rent	£1.00	
Letting Fees	£90.00	£132.30
Total Monthly Costs	£680.00	£722.30
Monthly Net Income	£220.00	£600.70
Annual Net Income	£2,640.00	£7,208.40
Net Return	4.60%	12.56%

Return Stress Test Analysis Report



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

Annual Net Income	£4,562.40
Adjusted To	
Net Return	7.95%

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

Annual Net Income	£4,448.40
Adjusted To	
Net Return	7.75%

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 £275,000.



£275,000

4 bedroom end of terrace house for sale

+ Add to report

Harold Road, Birmingham, B16 9DA

NO LONGER ADVERTISED

Marketed from 25 Apr 2023 to 17 Sep 2024 (510 days) by Hunters, Harborne



£250,000

4 bedroom end of terrace house for sale

+ Add to report

Cambridge Crescent, Birmingham

CURRENTLY ADVERTISED

Marketed from 3 Jul 2024 by Shipways, Harborne

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,200 based on the analysis carried out by our letting team at **Let Property Management**.



£2,200 pcm

4 bedroom end of terrace house

+ Add to report

Ryland Road, Edgbaston, Birmingham, B15

NO LONGER ADVERTISED

Marketed from 4 Oct 2023 to 8 Nov 2023 (35 days) by Choices Asset Management, Redhill



£1,800 pcm

4 bedroom end of terrace house

+ Add to report

Bell Barn Road, Park Central

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Jul 2023 to 14 Jul 2023 (6 days) by Viva, Birmingham

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

Moss House Close Birmingham B15 1HE

212845316

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