

LET PROPERTY PACK

INVESTMENT INFORMATION

Crocketts Road,
Birmingham, B21 0HS

214468078

 www.letproperty.co.uk





Property Description

Our latest listing is in Crocketts Road, Birmingham, B21 0HS

Get instant cash flow of **£1,000** per calendar month with a **5.7%** Gross Yield for investors.

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...



Crocketts Road,
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Property Key Features

2 Bedrooms

2 Bathrooms

Well Maintained Property

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £212,000.00 and borrowing of £159,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 212,000.00

25% Deposit	£53,000.00
SDLT Charge	£10,600
Legal Fees	£1,000.00
Total Investment	£64,600.00

Projected Investment Return



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



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	£1,000
Mortgage Payments on £159,000.00 @ 5%	£662.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£100.00
Total Monthly Costs	£777.50
Monthly Net Income	£222.50
Annual Net Income	£2,670.00
Net Return	4.13%

Return **Stress Test** Analysis Report



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

Annual Net Income **£670.00**
Adjusted To

Net Return **1.04%**

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

Annual Net Income **-£510.00**
Adjusted To

Net Return **-0.79%**

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 £220,000.



£220,000

2 bedroom terraced house for sale

+ Add to report

Antrobus Road, Handsworth

CURRENTLY ADVERTISED

SOLD STC

Marketed from 4 Dec 2024 by Henley Charles, Handsworth

Mid Terrace Residence | Two Bedrooms, fully board Loft Room | Two Reception Rooms | Fitted Kitch...



£215,000

2 bedroom terraced house for sale

+ Add to report

Heath Street, Birmingham, West Midlands

CURRENTLY ADVERTISED

SOLD STC

Marketed from 18 Sep 2024 by Henley Charles, Handsworth

Modern Style Semi Detached Residence | Two Well Proportioned Bedrooms | Spacious Lounge | Generou...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

2 bedroom terraced house

+ Add to report

Smeaton Avenue, Smethwick

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Aug 2024 to 2 Sep 2024 (2 days) by Simple Life, Simple Life

Private driveway | Security alarm system | Fitted wardrobes to master bedroom | Dishwasher | Frid...



£1,025 pcm

2 bedroom terraced house

+ Add to report

Markby Road, Birmingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Sep 2024 to 7 Nov 2024 (41 days) by LV PROPERTY, Birmingham

SPACIOUS 2 BEDROOM HOUSE | NEWLY FITTED KITCHEN AND BATHROOM | AVAILABLE NOW | ON STREET PARKING ...

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.



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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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