

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Chamberlain Court,  
Birmingham, B18

212545789

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Chamberlain Court, Birmingham, B18

Get instant cash flow of **£1,050** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **6.6%** 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...**



Chamberlain Court,  
Birmingham, B18

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## Property Key Features

**2 bedrooms**

**1 bathroom**

**Three Piece Bathroom**

**Well Maintained Property**

**Factor Fees: £150 pm**

**Ground Rent: Leasehold**

**Lease Length: Leasehold**

**Current Rent: £1,050**

**Market Rent: £1,200**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £218,500.00 and borrowing of £163,875.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 218,500.00

25% Deposit	£54,625.00
SDLT Charge	£10,925
Legal Fees	£1,000.00
Total Investment	£66,550.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,050 per calendar month but the potential market rent is

£ 1,200



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	£1,050	£1,200
Mortgage Payments on £163,875.00 @ 5%	£682.81	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	150	
Ground Rent	Leasehold	
Letting Fees	£105.00	£120.00
Total Monthly Costs	£802.81	£817.81
Monthly Net Income	£247.19	£382.19
Annual Net Income	£2,966.25	£4,586.25
Net Return	4.46%	6.89%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,186.25**  
Adjusted To

Net Return                      **3.29%**

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

Annual Net Income      **£1,308.75**  
Adjusted To



Net Return                      **1.97%**



# 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 £215,000.

 <p>£215,000</p>	<h3>2 bedroom ground floor flat for sale</h3> <p><a href="#">+ Add to report</a></p> <p>Carthian Court, Northampton Street</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 17 Dec 2021 to 15 Feb 2022 (59 days) by Maguire Jackson, Birmingham</p>
 <p>£215,000</p>	<h3>2 bedroom apartment for sale</h3> <p><a href="#">+ Add to report</a></p> <p>Chamberlain Court, Jewellery Quarter</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 21 Oct 2020 to 9 Dec 2020 (48 days) by LV PROPERTY, Birmingham</p>

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,195 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,195 pcm**

## 2 bedroom flat

[+ Add to report](#)

Carthian Court, Chamberlain Court, Jewellery Quarter, Birmingham, B18

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Jul 2023 to 23 Aug 2023 (47 days) by Belvoir, Birmingham Central



**£1,100 pcm**

## 2 bedroom flat

[+ Add to report](#)

Carthian Court, Chamberlain Court, Jewellery Quarter, Birmingham, B18

NO LONGER ADVERTISED

Marketed from 29 Aug 2024 to 29 Oct 2024 (61 days) by Belvoir, Birmingham Central

# 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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