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LET PROPERTY PACK

INVESTMENT INFORMATION

Hagley Road, Birmingham, B17

212966270

www.letproperty.co.uk



Property Description

Our latest listing is in Hagley Road, Birmingham, B17

Get instant cash flow of \pounds 1,050 per calendar month with a 6.1% Gross Yield for investors.

This property has a potential to rent for $\pm 1,150$ which would provide the investor a Gross Yield of 6.7% if the rent was increased to market rate.

With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







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2 Bedroom 2 Bathroom Lounge and Kitchen Spacious Rooms

Property Key Features

Factor Fees: £229 pm Ground Rent: £10.50 pm Lease Length: 74 years Current Rent: £1,050 Market Rent: £1,150







Kitchen





Bedrooms





Bathroom











Initial Outlay



Figures based on assumed purchase price of £205,000.00 and borrowing of £153,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

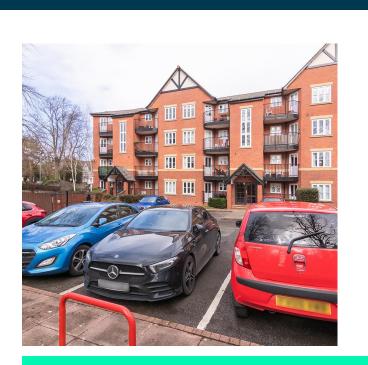


ASSUMED PURCHASE PRICE



25% Deposit	£51,250.00
SDLT Charge	£10,250
Legal Fees	£1,000.00
Total Investment	£62,500.00

Projected Investment Return



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



Returns Based on Rental Income	£1,050	£1,150
Mortgage Payments on £153,750.00 @ 5%	£640.63	
Est. Building Cover (Insurance)	£15	.00
Approx. Factor Fees	£229	
Ground Rent	£10.50	
Letting Fees	£105.00	£115.00
Total Monthly Costs	£1,001.13	£1,011.13
Monthly Net Income	£48.88	£138.88
Annual Net Income	£586.50	£1,666.50
Net Return	<mark>0.94%</mark>	<mark>2.67%</mark>



Return Stress Test Analysis Report





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

Annual Net Income -£633.50 Adjusted To

Net Return -1.01%

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

Annual Net Income -£1,282.50 Adjusted To

Net Return -2.05%

Sale Comparables Report

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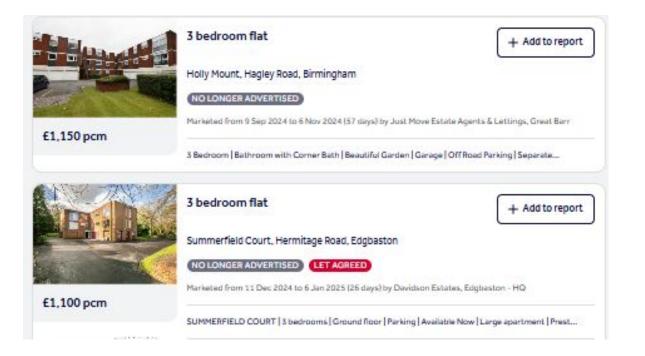
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £210,000.00.

white a	3 bedroom terraced house for sale	+ Add to report	
	Shenstone Road, Edgbaston, Birmingham, West Midlands, I	816	
THE REAL PROPERTY OF	NO LONGER ADVERTISED SOLD STC		
£210,000	Marketed from 10 Jul 2024 to 9 Jan 2025 (182 days) by Dixons, Bear	boow	
E = -	A well presented THREE BEDROOM WITH EXTRA LOFT ROOM Family Home .The property is conveniently loc		
	Ø Sold price history:	View	
22	12/12/2024	£212,000	
	11/05/2001	E42,000	
TAN TANAN AND A SAN A	Q EPC:	View	
E View floor plan	(Approx.) Sqft: 1,184 sq ft Price (ε) per sqft: ε177.3	6	
	3 bedroom penthouse for sale	+ Add to report	
	Manor Road, Edgbaston, Birmingham, West Midlands, B16		
	NO LONGER ADVERTISED SOLD STC		
5340 000	Marketed from 3 Jun 2024 to 19 Dec 2024 (198 days) by Oulsnam, Hagley Road		
£210,000	A STUNNING, THREE BEDROOM PENTHOUSE APARTMENT, set within the highly regarded Victoria House deve		

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



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

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.



Current term of tenancy: **5 years +**

Payment history: On time for length of tenancy





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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.

