

LET PROPERTY PACK

INVESTMENT INFORMATION

Southside St. John's Walk,
Birmingham, B5

213239331

 www.letproperty.co.uk





Property Description

Our latest listing is in Southside St. John's Walk, Birmingham, B5

This property has a potential to rent for **£936** which would provide the investor a Gross Yield of **5.6%** 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...



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Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £133.33 pm

Ground Rent: £12.5 pm

Lease Length: 128 yrs

Current Rent: Vacant

Market Rent: £936

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £202,000.00 and borrowing of £151,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 202,000.00

25% Deposit	£50,500.00
SDLT Charge	£10,100
Legal Fees	£1,000.00
Total Investment	£61,600.00

Projected Investment Return



The monthly potential market rent for this property is currently set at £936 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	£936
Mortgage Payments on £151,500.00 @ 5%	£631.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£133.33
Ground Rent	£12.50
Letting Fees	£93.60
Total Monthly Costs	£885.68
Monthly Net Income	£50.32
Annual Net Income	£603.84
Net Return	0.98%

Return Stress Test Analysis Report



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

Annual Net Income **-£1,268.16**
Adjusted To

Net Return **-2.06%**

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

Annual Net Income **-£2,276.16**
Adjusted To

Net Return **-3.70%**

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 £189,995.



£189,995

1 bedroom apartment for sale

+ Add to report

Southside, St John's Walk, B5

CURRENTLY ADVERTISED

Marketed from 12 May 2023 by Essence Property Investment & Management, Birmingham



£175,000

1 bedroom apartment for sale

+ Add to report

Southside Apartments, Birmingham, B5

NO LONGER ADVERTISED

Marketed from 20 Jul 2023 to 4 Mar 2024 (228 days) by Oakmans Estate Agents, Birmingham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

1 bedroom apartment

Southside, City Centre

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Jul 2023 to 6 Oct 2023 (80 days) by Essence Property Investment & Management, Birmingham

+ Add to report



£975 pcm

1 bedroom apartment

Southside Apartments, Birmingham

CURRENTLY ADVERTISED

LET AGREED






Marketed from 10 Feb 2025 by LV PROPERTY, Birmingham

+ Add to report

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: **NA**
-  Current term of tenancy: **NA**
-  Standard Tenancy Agreement In Place: **NA**
-  Payment history: **NA**
-  Fully compliant tenancy: **NA**
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.



LETPROPERTY