

LET PROPERTY PACK

INVESTMENT INFORMATION

Yorkswood Road,
Birmingham, B34

215577754

 www.letproperty.co.uk





Property Description

Our latest listing is in Yorkswood Road, Birmingham, B34

Get instant cash flow of **£850** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£945** which would provide the investor a Gross Yield of **5.5%** 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...



Yorkswood Road,
Birmingham, B34

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Property Key Features

2 bedrooms

2 bathrooms

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: Freehold

Current Rent: £850

Market Rent: £945

Lounge



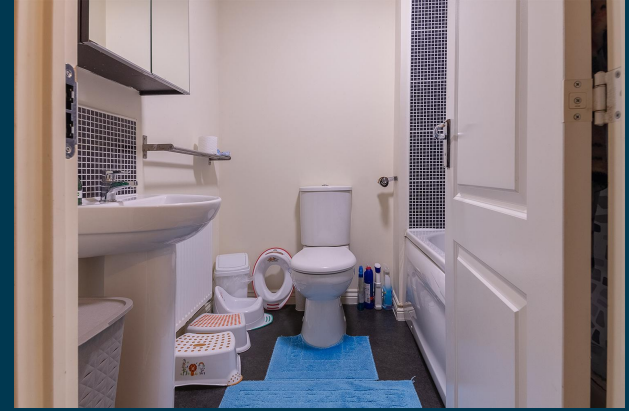
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 207,000.00

25% Deposit £51,750.00

SDLT Charge £10,350

Legal Fees £1,000.00

Total Investment £63,100.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 945

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	£850	£945
Mortgage Payments on £155,250.00 @ 5%	£646.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£85.00	£94.50
Total Monthly Costs	£746.88	£756.38
Monthly Net Income	£103.13	£188.63
Annual Net Income	£1,237.50	£2,263.50
Net Return	1.96%	3.59%

Return **Stress Test** Analysis Report



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

Annual Net Income **£373.50**
Adjusted To

Net Return **0.59%**

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

Annual Net Income **-£841.50**
Adjusted To

Net Return **-1.33%**

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 re

Pear Tree Road, Shard End, Birmingham, West Midlands, B34

CURRENTLY ADVERTISED

SOLD STC

Marketed from 21 Jan 2025 by Dixons, Castle Bromwich



£200,000

3 bedroom semi-detached house for sale

+ Add to

Yorkswood Road, Birmingham

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Feb 2021 to 28 Mar 2022 (395 days) by Shipways, Castle Bromwich

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom house

Pear Tree Road, Shard End, BIRMINGHAM

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Nov 2024 to 9 Jan 2025 (57 days) by Shipways - Lettings, Shirley

+ Add to report



£1,000 pcm

2 bedroom house

Old Croft Lane, BIRMINGHAM

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Dec 2024 to 13 Feb 2025 (66 days) by Burchell Edwards Lettings, Castle Bromwich

+ 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: **Yes**



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



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



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.



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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