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LET PROPERTY PACK

INVESTMENT INFORMATION

The Greaves, Sutton Coldfield, B76 9DJ

216475357

() www.letproperty.co.uk





Property Description

Our latest listing is in The Greaves, Sutton Coldfield, B76 9DJ

Get instant cash flow of £750 per calendar month with a 5.4% Gross Yield for investors.

This property has a potential to rent for **£842** which would provide the investor a Gross Yield of **6.1%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...

LETPR®PERTY





The Greaves, Sutton Coldfield, B76 9DJ

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Property Key Features

1 Bedroom

1 Bathroom

Well-kept flat

The property is situated in a quiet area, conveniently close to the canal, local eateries, and offers easy access to the M6 and Birmingham city centre

Easy Access to Local Amenities

Factor Fees: £132 pm Ground Rent: £12.50 pm Lease Length: 100 years Current Rent: £750 Market Rent: £842







Kitchen





Bedrooms





Bathroom









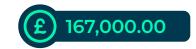






Figures based on assumed purchase price of £167,000.00 and borrowing of £125,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£41,750.00
SDLT Charge	£9,190
Legal Fees	£1,000.00
Total Investment	£51,940.00

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 £750 per calendar month but the potential market rent is

Returns Based on Rental Income	£750	£842
Mortgage Payments on £125,250.00 @ 5%	£521.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£132	2.00
Ground Rent	£12.50	
Letting Fees	£75.00	£84.20
Total Monthly Costs	£756.38	£765.58
Monthly Net Income	-£6.38	£76.43
Annual Net Income	-£76.50	£917.10
Net Return	<mark>-0.15%</mark>	1.77%



842

Return Stress Test Analysis Report





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

Annual Net Income -£766.90 Adjusted To

Net Return -1.48%

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

Annual Net Income -£1,437.90 Adjusted To

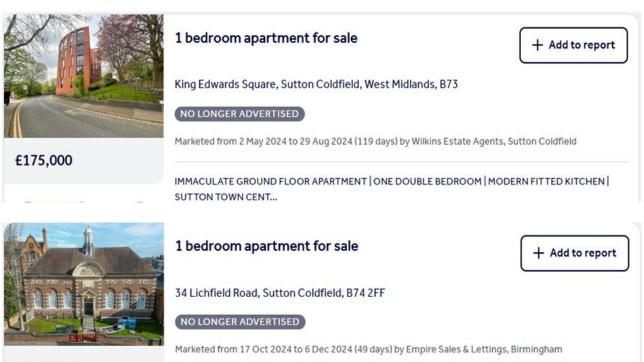
Net Return

-2.77%

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 £175,000.



£170,000

Stunning 1 Bedroom Luxury Apartment | 12 Luxury Apartments, 1,2 & 3 beds | Large Open Plan Living...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.

	1 bedroom apartment	+ Add to report
A HILLS IN CAL	The Florins, High Street, Sutton Coldfield, B72 1UX	
	NO LONGER ADVERTISED LET AGREED	
5075	Marketed from 14 Nov 2024 to 31 Dec 2024 (47 days) by Anderson Residential, Sutton Coldfield	
£875 pcm	One bedroom apartment Fitted kitchen with integrated appliances Open plan I	ounge / kitchen
	1 bedroom flat	+ Add to report
	109 Knights House, 4 Parade, Sutton Coldfield, Warwickshire	
Intr Edit	NO LONGER ADVERTISED LET AGREED	
	Marketed from 17 Mar 2024 to 3 May 2024 (46 days) by Home Property Sales, Leicester	
£850 pcm	PART FURNISHED ONE BEDROOM FLAT FIRST FLOOR GREAT LOCATION IDE FAMILIES CO	AL FOR SINGLES NO



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.





www.letproperty.co.uk

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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.



Call us on 0141 478 0985

