

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...



The Greaves, Sutton
Coldfield, B76 9DJ

216475357



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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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

£ 167,000.00

25% Deposit £41,750.00

SDLT Charge £9,190

Legal Fees £1,000.00

Total Investment £51,940.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 842



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	£750	£842
Mortgage Payments on £125,250.00 @ 5%	£521.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£132.00	
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	-0.15%	1.77%

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.



£175,000

1 bedroom apartment for sale

+ Add to report

King Edwards Square, Sutton Coldfield, West Midlands, B73

NO LONGER ADVERTISED

Marketed from 2 May 2024 to 29 Aug 2024 (119 days) by Wilkins Estate Agents, Sutton Coldfield

IMMACULATE GROUND FLOOR APARTMENT | ONE DOUBLE BEDROOM | MODERN FITTED KITCHEN | SUTTON TOWN CENT...



£170,000

1 bedroom apartment for sale

+ Add to report

34 Lichfield Road, Sutton Coldfield, B74 2FF

NO LONGER ADVERTISED

Marketed from 17 Oct 2024 to 6 Dec 2024 (49 days) by Empire Sales & Lettings, Birmingham

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**.



£875 pcm

1 bedroom apartment

+ Add to report

The Florins, High Street, Sutton Coldfield, B72 1UX

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Nov 2024 to 31 Dec 2024 (47 days) by Anderson Residential, Sutton Coldfield

One bedroom apartment | Fitted kitchen with integrated appliances | Open plan lounge / kitchen | ...



£850 pcm

1 bedroom flat

+ Add to report

109 Knights House, 4 Parade, Sutton Coldfield, Warwickshire

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Mar 2024 to 3 May 2024 (46 days) by Home Property Sales, Leicester

PART FURNISHED ONE BEDROOM FLAT | FIRST FLOOR | GREAT LOCATION | IDEAL FOR SINGLES NO FAMILIES CO...

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.



The Greaves, Sutton Coldfield, B76 9DJ

216475357

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