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## LET PROPERTY PACK

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#### **INVESTMENT** INFORMATION

Baker Court, Birmingham, B74 2TX

217222881

(🌐 www.letproperty.co.uk 🔵

#### LETPR@PERTY





## **Property** Description

Our latest listing is in Baker Court, Birmingham, B74 2TX

Get instant cash flow of £875 per calendar month with a 4.7% Gross Yield for investors.

This property has a potential to rent for **£881** which would provide the investor a Gross Yield of **4.7%** 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**





#### Baker Court, Birmingham, B74 2TX

217222881

## Property Key Features

2 Bedrooms

2 Bathrooms, including a private en-suite

Located just a few hundred metres from the rail station with direct links to Birmingham and Lichfield

Allocated Parking Space

**Easy Access to Local Amenities** 

Factor Fees: TBC Ground Rent: TBC Lease Length: 111 years Current Rent: £875

Market Rent: £881







## Kitchen





## Bedrooms





## Bathroom





## Exterior









Figures based on assumed purchase price of £224,000.00 and borrowing of £168,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE

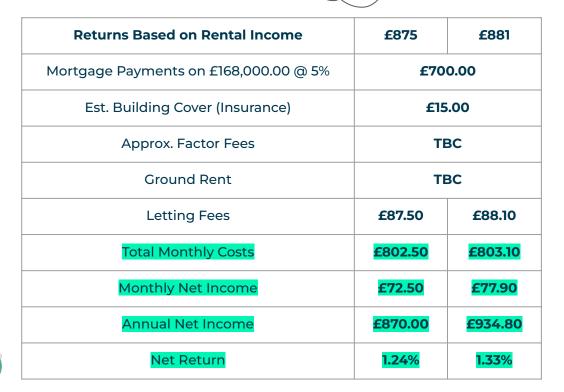


25% Deposit	£56,000.00
SDLT Charge	£13,180
Legal Fees	£1,000.00
Total Investment	£70,180.00

### **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 £875 per calendar month but the potential market rent is





881

#### Return Stress Test Analysis Report





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

Annual Net Income -£827.20 Adjusted To

Net Return -1.18%

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

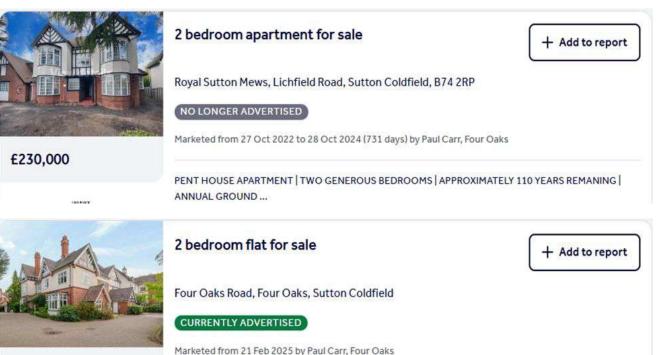
Annual Net Income -£2,425.20 Adjusted To

Net Return -3.46%

### 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 £230,000.



£225,000

Kitchen with Integrated Appliances | Modern Wetroom with Level Access Shower and Bidet | Master B...

#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.

	2 bedroom apartment	+ Add to report
Wingate Court, Four Oaks, B744JG		
12 2	NO LONGER ADVERTISED	
	Marketed from 22 May 2024 to 1 Jul 2024 (40 days) by Anders	son Residential, Sutton Coldfield
£900 pcm	Two bedroom part-furnished second floor apartment   Mode	ern fitted kitchen   Modern bathroom   Gar
	2 bedroom apartment	+ Add to report
	Blackberry Lane, Sutton Coldfield, West Midlands, B7	4
	NO LONGER ADVERTISED	
	Marketed from 19 Jan 2024 to 25 Mar 2024 (65 days) by Wilki	ns Estate Agents, Sutton Coldfield
£895 pcm	*** TWO BEDROOM FIRST FLOOR APARTMENT*** REPAIN	TED THROUGHOUT*** GARAGE***

POPULAR LOCATION\*\*\* AV ...

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: 2 years



Payment history: On time for length of tenancy







#### Baker Court, Birmingham, B74 2TX

#### 217222881

# 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.

