

LET PROPERTY PACK

INVESTMENT INFORMATION

Baker Court, Birmingham,
B74 2TX

217222881

 www.letproperty.co.uk





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...



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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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

£ 224,000.00

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

Projected Investment Return



The monthly rent of this property is currently set at £875 per calendar month but the potential market rent is

£881



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	£875	£881
Mortgage Payments on £168,000.00 @ 5%	£700.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£87.50	£88.10
Total Monthly Costs	£802.50	£803.10
Monthly Net Income	£72.50	£77.90
Annual Net Income	£870.00	£934.80
Net Return	1.24%	1.33%

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.



£230,000

2 bedroom apartment for sale

+ Add to report

Royal Sutton Mews, Lichfield Road, Sutton Coldfield, B74 2RP

NO LONGER ADVERTISED

Marketed from 27 Oct 2022 to 28 Oct 2024 (731 days) by Paul Carr, Four Oaks

PENT HOUSE APARTMENT | TWO GENEROUS BEDROOMS | APPROXIMATELY 110 YEARS REMAINING | ANNUAL GROUND ...



£225,000

2 bedroom flat for sale

+ Add to report

Four Oaks Road, Four Oaks, Sutton Coldfield

CURRENTLY ADVERTISED


Marketed from 21 Feb 2025 by Paul Carr, Four Oaks

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

Wingate Court, Four Oaks, B74 4JG


NO LONGER ADVERTISED **LET AGREED**

Marketed from 22 May 2024 to 1 Jul 2024 (40 days) by Anderson Residential, Sutton Coldfield

Two bedroom part-furnished second floor apartment | Modern fitted kitchen | Modern bathroom | Gar...

+ Add to report

£900 pcm



2 bedroom apartment

Blackberry Lane, Sutton Coldfield, West Midlands, B74

NO LONGER ADVERTISED **LET AGREED**

Marketed from 19 Jan 2024 to 25 Mar 2024 (65 days) by Wilkins Estate Agents, Sutton Coldfield

*** TWO BEDROOM FIRST FLOOR APARTMENT*** REPAINTED THROUGHOUT*** GARAGE***
POPULAR LOCATION*** AV...

+ Add to report

£895 pcm

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: **2 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.



www.letproperty.co.uk

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.



LETPROPERTY