

LET PROPERTY PACK

INVESTMENT INFORMATION

Baker Court, Birmingham, B74

217222881











Property Description

Our latest listing is in Baker Court, Birmingham, B74

Get instant cash flow of £1,100 per calendar month with a 6.2% Gross Yield for investors.

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...







Baker Court, Birmingham, B74



2 Bedrooms

2 Bathrooms, Including a Private En-Suite

Allocated Parking Space

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 111 years

Current Rent: £1,100

217222881

Lounge







Kitchen





Bedrooms







Bathroom







Exterior







Initial Outlay





Figures based on assumed purchase price of £214,000.00 and borrowing of £160,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£53,500.00**

SDLT Charge £12,480

Legal Fees £1,000.00

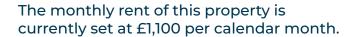
Total Investment £66,980.00

Projected Investment Return





Our industry leading letting agency Let Property Management can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,100
Mortgage Payments on £160,500.00 @ 5%	£668.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	твс
Letting Fees	£110.00
Total Monthly Costs	£793.75
Monthly Net Income	£306.25
Annual Net Income	£3,675.00
Net Return	5.49 %

Return Stress Test Analysis Report





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

Annual Net Income

£1,475.00

Adjusted To

Net Return

2.20%

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

Annual Net Income

£465.00

Adjusted To

Net Return

0.69%

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.



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 REMANING | ANNUAL GROUND ...

£230,000



£225,000

2 bedroom flat for sale

+ Add to report

Four Oaks Road, Four Oaks, Sutton Coldfield

CURRENTLY ADVERTISED

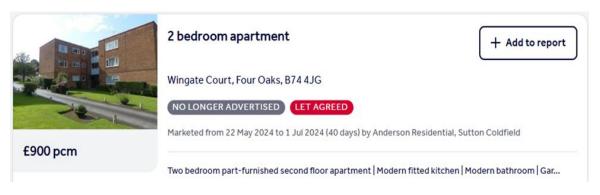
Marketed from 21 Feb 2025 by Paul Carr, Four Oaks

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**.





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.





Interested in this property investment?

Call us on **0141 478 0985**



Baker Court, Birmingham, B74



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.