

LET PROPERTY PACK

INVESTMENT INFORMATION

Cape Hill, Smethwick, B66

217020490

 www.letproperty.co.uk





Property Description

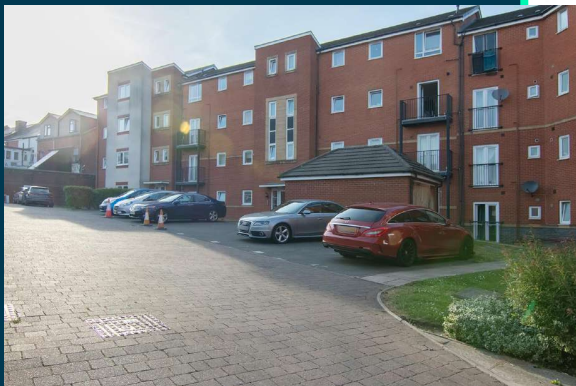
Our latest listing is in Cape Hill, Smethwick, B66

Get instant cash flow of **£800** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£975** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

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...



Cape Hill, Smethwick, B66

217020490



Property Key Features

2 Bedrooms

2 Bathrooms

Balcony

Parking

Factor Fees: £175.00 pm

Ground Rent: £20.00 pm

Lease Length: 90 years

Current Rent: £800

Market Rent: £975

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 130,000.00

25% Deposit	£32,500.00
SDLT Charge	£6,600
Legal Fees	£1,000.00
Total Investment	£40,100.00

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 £800 per calendar month but the potential market rent is

£ 975

Returns Based on Rental Income	£800	£975
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£175.00	
Ground Rent	£20.00	
Letting Fees	£80.00	£97.50
Total Monthly Costs	£696.25	£713.75
Monthly Net Income	£103.75	£261.25
Annual Net Income	£1,245.00	£3,135.00
Net Return	3.10%	7.82%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,185.00**
Adjusted To

Net Return **2.96%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£1,425.00**
Adjusted To

Net Return **3.55%**

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 £125,000.



£125,000

2 bedroom apartment for sale

[+ Add to report](#)

Cape Hill, Smethwick

NO LONGER ADVERTISED

Marketed from 30 Aug 2023 to 12 Dec 2024 (469 days) by Connells, B'ham West - Bearwood



£90,000

2 bedroom flat for sale

[+ Add to report](#)

Cape Hill, Smethwick, West Midlands, B66

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Dec 2020 to 21 May 2021 (161 days) by Dixons, Bearwood

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

2 bedroom flat

Cape Hill, Smethwick, Birmingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Aug 2024 to 28 Oct 2024 (68 days) by Meridian Estates, Smethwick

+ Add to report



£715 pcm

2 bedroom apartment

Cape Hill, SMETHWICK

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jun 2021 to 13 Sep 2021 (74 days) by Connells Lettings, Bearwood

+ Add to report

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

Cape Hill, Smethwick, B66

217020490

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.



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