

LET PROPERTY PACK

INVESTMENT INFORMATION

Longleat Avenue,
Birmingham, B15 2DF

212966936

 www.letproperty.co.uk





Property Description

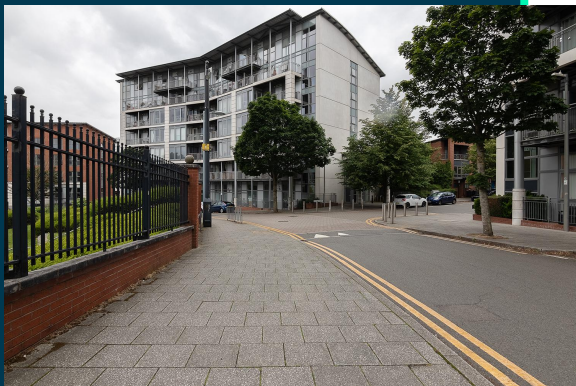
Our latest listing is in Longleat Avenue, Birmingham, B15 2DF

Get instant cash flow of **£950** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.4%** 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...



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Property Key Features

1 bedroom

1 bathroom

No Garden

Shared Private Parking

Factor Fees: tbc

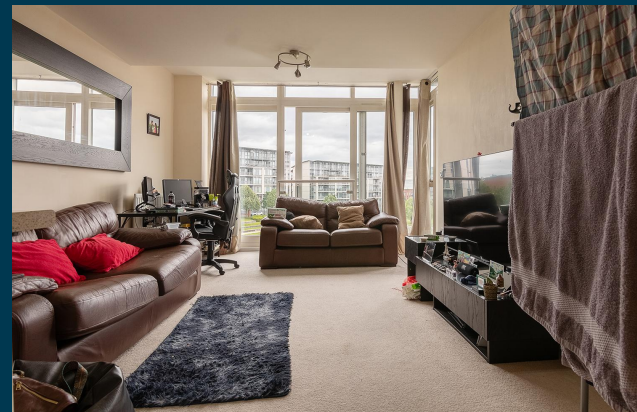
Ground Rent: tbc

Lease Length: tbc

Current Rent: £950

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £164,450.00 and borrowing of £123,337.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 164,450.00

25% Deposit	£41,112.50
SDLT Charge	£9,012
Legal Fees	£1,000.00
Total Investment	£51,124.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,150

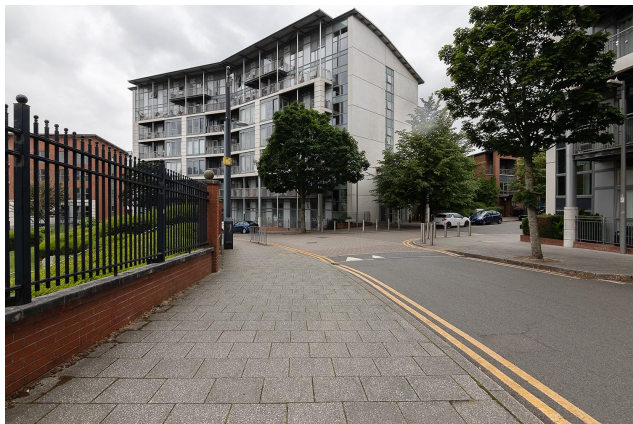


Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£950	£1,150
Mortgage Payments on £123,337.50 @ 5%	£513.91	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	tbc	
Ground Rent	tbc	
Letting Fees	£95.00	£115.00
Total Monthly Costs	£623.91	£643.91
Monthly Net Income	£326.09	£506.09
Annual Net Income	£3,913.13	£6,073.13
Net Return	7.65%	11.88%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,773.13**
Adjusted To

Net Return **7.38%**

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

Annual Net Income **£3,606.38**
Adjusted To

Net Return **7.05%**

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 flat for sale

Washington Wharf, Birmingham

CURRENTLY ADVERTISED

Marketed from 4 Mar 2025 by Hadleigh, Harborne

+ Add to report



£175,000

1 bedroom flat for sale

Mason Way, BIRMINGHAM, West Midlands, B15

NO LONGER ADVERTISED

Marketed from 20 Jun 2024 to 11 Jul 2024 (20 days) by Dixons, Birmingham City Centre

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

1 bedroom flat

Longleat Avenue, Birmingham, B15

NO LONGER ADVERTISED

Marketed from 5 Jul 2021 to 28 Jul 2021 (23 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number: 1152647

+ Add to report



£950 pcm

1 bedroom flat

29 Longleat Avenue, Birmingham, B15 2DF

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Apr 2024 to 9 Jul 2024 (70 days) by Zuker Property Ltd, Birmingham

+ 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**



Standard Tenancy Agreement In Place: **YES**



Fully compliant tenancy: **YES**

Fully compliant tenancy including
EICR & Gas Safety in order

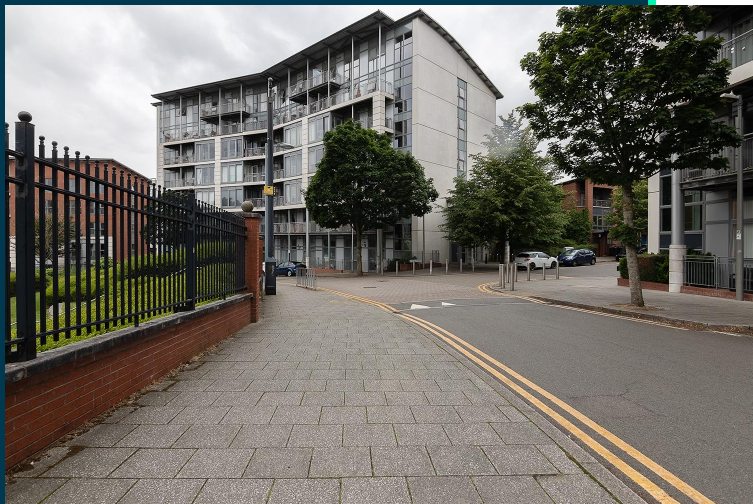


Current term of tenancy: **Moved in within the last 2 years**



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.



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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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