

LET PROPERTY PACK

INVESTMENT INFORMATION

Sherbourne Road, Acocks
Green, Birmingham, B27

212580056

 www.letproperty.co.uk





Property Description

Our latest listing is in Sherbourne Road, Acocks Green, Birmingham, B27

Get instant cash flow of **£8,595** per calendar month with a **7.9%** 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...



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Property Key Features

Portfolio of 10 Flats

Modern Kitchen

Good Condition

Parking Space

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £8,595

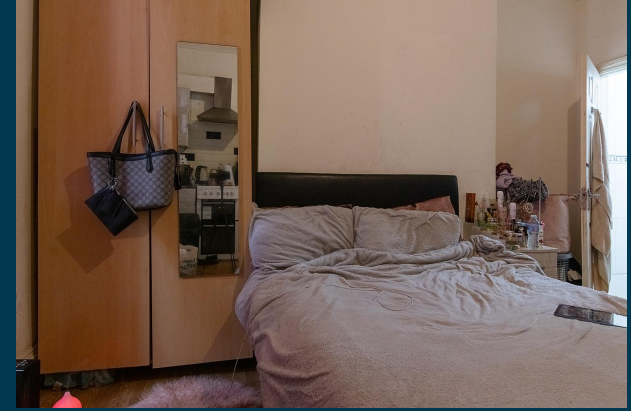
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £1,300,000.00 and borrowing of £975,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 1,300,000.00

25% Deposit	£325,000.00
SDLT Charge	£138,750
Legal Fees	£1,000.00
Total Investment	£464,750.00

Projected Investment Return



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



Returns Based on Rental Income	£8,595
Mortgage Payments on £975,000.00 @ 5%	£4,062.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£859.50
Total Monthly Costs	£4,937.00
Monthly Net Income	£3,658.00
Annual Net Income	£43,896.00
Net Return	9.45%

Return **Stress Test** Analysis Report



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

Annual Net Income **£26,706.00**
Adjusted To

Net Return **5.75%**

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

Annual Net Income **£24,396.00**
Adjusted To

Net Return **5.25%**

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 £1,350,000.



£1,350,000

7 bedroom detached house for sale

St Bernards Road, Solihull, West Midlands

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Jun 2021 to 17 Jun 2022 (360 days) by Hunters, Solihull

+ Add to report



£900,000

12 bedroom detached house for sale

Warwick Road, Acocks Green, B27 6QT

NO LONGER ADVERTISED

Marketed from 10 Jun 2021 to 10 Feb 2022 (245 days) by Clive Tanner Wyatts, Hall Green

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £8,000 based on the analysis carried out by our letting team at **Let Property Management**.



£8,000 pcm

10 bedroom detached house

Ashlawn Crescent, Solihull, B91

NO LONGER ADVERTISED

Marketed from 14 Jul 2023 to 7 Aug 2023 (24 days) by The Agents Property Consultants, Henley In Arden

+ Add to report



£7,000 pcm

6 bedroom detached house

Newcourt Gardens, Solihull

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Jul 2024 to 2 Sep 2024 (39 days) by Aston Knowles, Sutton Coldfield

+ 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.



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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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