

LET PROPERTY PACK

INVESTMENT INFORMATION

New Coventry Road,
Birmingham, B26 3BB

219318454

 www.letproperty.co.uk





Property Description

Our latest listing is in New Coventry Road, Birmingham, B26 3BB

Get instant cash flow of **£900** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£968** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

2 Bedrooms

2 Bathrooms

Good Condition

Communal Private Parking

Factor Fees: £180.00 PM

Ground Rent: £16.67 PM

Lease Length: 113 years

Current Rent: £900

Market Rent: £968

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £147,000.00 and borrowing of £110,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 147,000.00

25% Deposit £36,750.00

SDLT Charge £7,790

Legal Fees £1,000.00

Total Investment £45,540.00

Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 968



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



Returns Based on Rental Income	£900	£968
Mortgage Payments on £110,250.00 @ 5%	£459.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£180.00	
Ground Rent	£16.67	
Letting Fees	£90.00	£96.80
Total Monthly Costs	£761.05	£767.85
Monthly Net Income	£138.96	£200.16
Annual Net Income	£1,667.46	£2,401.86
Net Return	3.66%	5.27%

Return **Stress Test** Analysis Report



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

Annual Net Income **£465.86**
Adjusted To

Net Return **1.02%**

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

Annual Net Income **£396.90**
Adjusted To

Net Return **0.87%**

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 £170,000.



£170,000

2 bedroom apartment for sale

+ Add to report

Collingtree Court, Olton, Solihull

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Jul 2024 to 21 Jan 2025 (194 days) by Smart Homes Ltd, Shirley

A Well Presented First Floor Apartment | Two Spacious Double Bedrooms | Dual Aspect Lounge Diner ...



£165,000

2 bedroom apartment for sale

+ Add to report

Westley Heights , 115 Warwick Road, Olton

CURRENTLY ADVERTISED

SOLD STC

Marketed from 7 Feb 2025 by Encasa, Olton

CLOSE TO OLTON TRAIN STATION & ALL TRANSPORT LINKS & LOCAL AMENITIES | TOP FLOOR WITH LIFT ACCESS...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

2 bedroom flat

Kineton Green Road, Solihull, West Midlands, B92

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Aug 2024 to 18 Oct 2024 (56 days) by John Shepherd Lettings, Solihull

• Well-presented 2 bedroom top floor apartment • Located within close proximity of Olton train st...

+ Add to report



£975 pcm

2 bedroom flat

Swan Courtyard, Yardley, B26

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Jan 2025 to 14 Feb 2025 (16 days) by Dixons Lettings, Yardley

Furnished | Two bedrooms | Furnished | Parking | Available now

+ 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: **3 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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