

LET PROPERTY PACK

INVESTMENT INFORMATION

The Brooks, Crocketts
Lane, Smethwick, B66

219346868

 www.letproperty.co.uk





Property Description

Our latest listing is in The Brooks, Crocketts Lane, Smethwick, B66

Get instant cash flow of **£900** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.7%** 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...



The Brooks, Crocketts
Lane, Smethwick, B66

219346868



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Modern and Good Condition

Factor Fees: £175.00 pm

Ground Rent: £25.00 pm

Lease Length: 123 years

Current Rent: £900

Market Rent: £1,150

Lounge



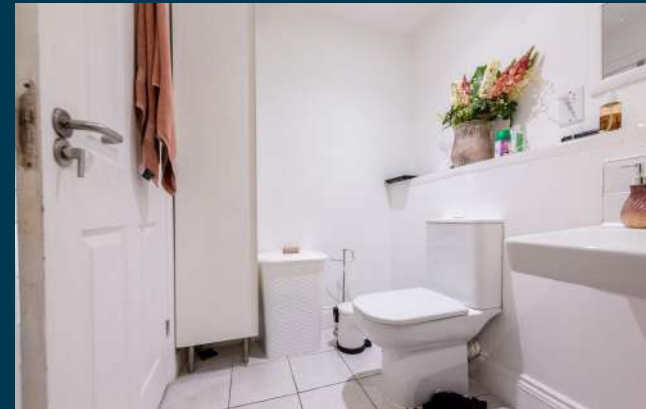
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 180,000.00

25% Deposit	£45,000.00
SDLT Charge	£10,100
Legal Fees	£1,000.00
Total Investment	£56,100.00

Projected Investment Return



The monthly rent of this property is currently set at £900 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	£900	£1,150
Mortgage Payments on £135,000.00 @ 5%	£562.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£175.00	
Ground Rent	£25.00	
Letting Fees	£90.00	£115.00
Total Monthly Costs	£867.50	£892.50
Monthly Net Income	£32.50	£257.50
Annual Net Income	£390.00	£3,090.00
Net Return	0.70%	5.51%

Return **Stress Test** Analysis Report



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

Annual Net Income **£790.00**
Adjusted To

Net Return **1.41%**

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

Annual Net Income **£690.00**
Adjusted To

Net Return **1.23%**

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 £200,000.



£200,000

2 bedroom terraced house for sale

Amity Close, Smethwick

NO LONGER ADVERTISED

Marketed from 4 Jul 2023 to 19 Oct 2023 (107 days) by Connells, B'ham West - Bearwood

+ Add to report



£150,000

1 bedroom apartment for sale

Crocketts Lane, Smethwick

CURRENTLY ADVERTISED

Marketed from 17 Feb 2025 by haart, Harborne

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom apartment

Crocketts Lane, Smethwick, Birmingham

CURRENTLY ADVERTISED

LET AGREED

Marketed from 6 Aug 2025 by Connells Lettings, Birmingham City

+ Add to report



£950 pcm

2 bedroom apartment

Crocketts Lane, Smethwick, B66

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Dec 2023 to 22 Jan 2024 (40 days) by Purplebricks, covering 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**



Current term of tenancy: **5 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

The Brooks, Crocketts Lane, Smethwick,
B66

219346868

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.



LETPROPERTY