

LET PROPERTY PACK

INVESTMENT INFORMATION

Rumbush Lane, Solihull,
B90

226292326

 www.letproperty.co.uk





Property Description

Our latest listing is in Rumbush Lane, Solihull, B90

Get instant cash flow of **£1,000** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Rumbush Lane, Solihull,
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Property Key Features

2 bedrooms

2 bathrooms

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £175.00 PM

Ground Rent: £20.83 PM

Lease Length: 106 years

Current Rent: £1,000

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £185,000.00 and borrowing of £138,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 185,000.00

| | |
|-------------------------|-------------------|
| 25% Deposit | £46,250.00 |
| SDLT Charge | £10,450 |
| Legal Fees | £1,000.00 |
| Total Investment | £57,700.00 |

Projected Investment Return



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

The monthly rent of this property is currently set at £1,000 per calendar month but the potential market rent is

£ 1,150

| Returns Based on Rental Income n | £1,000 | £1,150 |
|---------------------------------------|------------------|------------------|
| Mortgage Payments on £138,750.00 @ 5% | £578.13 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £175.00 | |
| Ground Rent | £20.83 | |
| Letting Fees | £100.00 | £115.00 |
| Total Monthly Costs | £888.96 | £903.96 |
| Monthly Net Income | £111.05 | £246.05 |
| Annual Net Income | £1,332.54 | £2,952.54 |
| Net Return | 2.31% | 5.12% |



Return **Stress Test** Analysis Report



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

Annual Net Income **£652.54**
Adjusted To

Net Return **1.13%**

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

Annual Net Income **£427.50**
Adjusted To

Net Return **0.74%**

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 £199,950.



2 bedroom apartment for sale

+ Add to report

Copperfield Court, 239 Dickens Heath Road, Solihull, B90

NO LONGER ADVERTISED

Marketed from 2 Jun 2025 to 7 Aug 2025 (66 days) by HOUSE, Covering Birmingham and Solihull

£199,950



2 bedroom apartment for sale

+ Add to report

Ascote Lane, Shirley, Solihull, B90 1TZ

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 May 2024 to 31 Jul 2024 (81 days) by Arden Estates, Solihull

£195,000

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**.



2 bedroom flat

+ Add to report

Main Street, Dickens Heath, Shirley, Solihull, B90

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jun 2025 to 30 Aug 2025 (67 days) by John Shepherd Lettings, Solihull

£1,200 pcm



2 bedroom apartment

+ Add to report

Hestercombe House, 22 Gorcott Lane, Solihull

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Mar 2026 to 14 Apr 2026 (41 days) by Partridge Homes, Solihull

£1,195 pcm

Current Tenant Profile



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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