

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Elmwood Court, Sutton  
Oak Road, Sutton  
Coldfield, B73

227021054

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Elmwood Court, Sutton Oak Road, Sutton Coldfield, B73

Get instant cash flow of **£875** per calendar month with a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£886** which would provide the investor a Gross Yield of **8.9%** 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...**



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## Property Key Features

**1 bedroom**

**1 bathroom**

**Spacious Rooms**

**Close proximity to valuable amenities**

**Factor Fees: £113.33 PM**

**Ground Rent: £12.50 PM**

**Lease Length: 103 years**

**Current Rent: £875**

**Market Rent: £886**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£37,000.00</b>

# 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 £875 per calendar month but the potential market rent is

£ 886

Returns Based on Rental Income	£875	£886
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£113.33	
Ground Rent	£12.50	
Letting Fees	£87.50	£88.60
<b>Total Monthly Costs</b>	<b>£603.33</b>	<b>£604.43</b>
<b>Monthly Net Income</b>	<b>£271.67</b>	<b>£281.57</b>
<b>Annual Net Income</b>	<b>£3,260.04</b>	<b>£3,378.84</b>
<b>Net Return</b>	<b>8.81%</b>	<b>9.13%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,606.84**  
Adjusted To

Net Return                      **4.34%**

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

Annual Net Income      **£1,728.84**  
Adjusted To

Net Return                      **4.67%**

# 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 £150,000.



£150,000

## 2 bedroom maisonette for sale

+ Add to report

Westwood Road, Sutton Coldfield, B73 6UP

NO LONGER ADVERTISED

Marketed from 20 Jan 2022 to 7 Jul 2022 (167 days) by Paul Carr, Streetly



£140,000

## 2 bedroom flat for sale

+ Add to report

Esher Road, Kingstanding, Birmingham, B44 9QJ

CURRENTLY ADVERTISED

SOLD STC

Marketed from 27 Mar 2025 by Paul Carr, Kingstanding

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

## 1 bedroom flat

+ Add to report

Grange Drive, Streetly, Sutton Coldfield

NO LONGER ADVERTISED

Marketed from 14 Apr 2026 to 14 May 2026 (30 days) by Martin & Co, Sutton Coldfield



£895 pcm

## 1 bedroom flat

+ Add to report

Blue Cedar Drive, Streetly, Sutton Coldfield B74 2AE

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 May 2026 to 5 Jun 2026 (28 days) by Paul Carr, Streetly

# 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**

 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.



**LETPROPERTY**