


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Rothesay Croft,  
Birmingham, B32

220487798

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





## Property Description

Our latest listing is in Rothesay Croft, Birmingham, B32

Get instant cash flow of **£650** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£760** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected 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

**2 bedroom**

**1 bathroom**

**Spacious Rooms**

**Good Condition**

**Factor Fees: £20.83 pm**

**Ground Rent: £4.17 pm**

**Lease Length: 110 years**

**Current Rent: £650**

**Market Rent: £760**

# Lounge



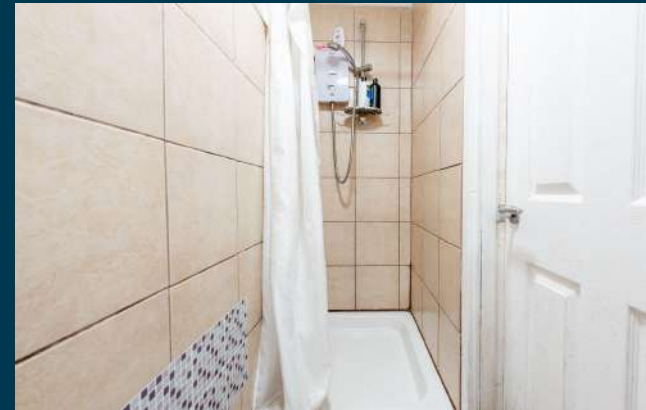
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

# 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 £650 per calendar month but the potential market rent is

£ 760

Returns Based on Rental Income	£650	£760
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£20.83	
Ground Rent	£4.17	
Letting Fees	£65.00	£76.00
<b>Total Monthly Costs</b>	<b>£464.38</b>	<b>£475.38</b>
<b>Monthly Net Income</b>	<b>£185.63</b>	<b>£284.63</b>
<b>Annual Net Income</b>	<b>£2,227.50</b>	<b>£3,415.50</b>
<b>Net Return</b>	<b>6.27%</b>	<b>9.62%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,895.50**  
Adjusted To

Net Return                      **5.34%**

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

Annual Net Income      **£1,740.54**  
Adjusted To

Net Return                      **4.90%**

# 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 £145,000.



£145,000

2 bedroom semi-detached house for sale

+ Add to report

Trippleton Avenue, Birmingham

NO LONGER ADVERTISED

Marketed from 3 Sep 2021 to 1 Jun 2022 (270 days) by A P Morgan, Longbridge



£140,000

2 bedroom semi-detached house for sale

+ Add to report

Wychbury Road, Bartley Green

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Aug 2021 to 8 Dec 2021 (105 days) by Humberstones Homes, Quinton

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

## 2 bedroom flat

Curdale Road, Birmingham, B32

NO LONGER ADVERTISED

Marketed from 20 Nov 2023 to 23 Nov 2023 (2 days) by OpenRent, London

+ Add to report



£850 pcm

## 2 bedroom flat

Burrington Road, Quinton, Birmingham, West Midlands, B32 4DS

NO LONGER ADVERTISED






Marketed from 2 Apr 2024 to 24 Apr 2024 (21 days) by Paul Estates, Smethwick

+ 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**
-  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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