

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Elmwood Court B5

225907342

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





## Property Description

Our latest listing is in Elmwood Court B5

Get instant cash flow of **£1,000** per calendar month with a **9.6%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **9.6%** 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...**



Elmwood Court B5

225907342



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: £207.00 pm**

**Ground Rent: TBC**

**Lease Length: 123 years**

**Current Rent: £1,000**

**Market Rent: £1,000**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 125,000.00

SDLT Charge	£6,250
Legal Fees	£1,000
Total Investment	£132,250

# Projected Investment Return



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

£ 1,000



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



Returns Based on Rental Income	£1,000	£1,000
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£207.00	
Ground Rent	TBC	
Letting Fees	£100.00	£100.00
<b>Total Monthly Costs</b>	<b>£322.00</b>	<b>£322.00</b>
<b>Monthly Net Income</b>	<b>£678.00</b>	<b>£678.00</b>
<b>Annual Net Income</b>	<b>£8,136.00</b>	<b>£8,136.00</b>
<b>Net Return</b>	<b>6.15%</b>	<b>6.15%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£6,136**  
Adjusted To

Net Return                      **4.64%**



# 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 £136,000.

10, Elmwood Court, Pershore Road, Edgbaston, Birmingham B5 7PB

Flat 2 Leasehold

Today [See what it's worth now](#)

16 Feb 2018 £136,000

9 Nov 2012 £117,500

[View +1 more](#)



74, Elmwood Court, Pershore Road, Edgbaston, Birmingham B5 7PB

Flat 2 Leasehold

Today [See what it's worth now](#)

27 Nov 2020 £120,000

25 Jul 2012 £76,000

No other historical records.



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

2 bedroom apartment

53 Viceroy Close

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Feb 2026 to 9 Apr 2026 (57 days) by Robert Powell, Birmingham



£1,050 pcm

2 bedroom apartment

Bristol Road, Birmingham, B5

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 May 2021 to 23 Feb 2026 (1749 days) by Lets Go, Walsall

# 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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Elmwood Court B5

PROPERTY ID: 12345678

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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