

LET PROPERTY PACK

INVESTMENT INFORMATION

Clive Passage,
Birmingham, B4

204025098

 www.letproperty.co.uk





Property Description

Our latest listing is in Clive Passage, Birmingham, B4

Get instant cash flow of **£1,000** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **10.1%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Birmingham, B4

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £208.00 PM

Ground Rent: TBC

Lease Length: TBC

Current Rent: £1,000

Market Rent: £1,400

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £167,000.00 and borrowing of £125,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 167,000.00

25% Deposit	£41,750.00
SDLT Charge	£9,190
Legal Fees	£1,000.00
Total Investment	£51,940.00

Projected Investment Return



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

£ 1,400



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



Returns Based on Rental Income	£1,000	£1,400
Mortgage Payments on £125,250.00 @ 5%	£521.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£208.00	
Ground Rent	TBC	
Letting Fees	£100.00	£140.00
Total Monthly Costs	£844.88	£884.88
Monthly Net Income	£155.13	£515.13
Annual Net Income	£1,861.50	£6,181.50
Net Return	3.58%	11.90%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,381.50**
Adjusted To

Net Return **6.51%**

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

Annual Net Income **£3,676.50**
Adjusted To

Net Return **7.08%**

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 £230,000.



£230,000

2 bedroom apartment for sale

HUB 2 BED DUPLEX WITH PARKING EWS1 PASSED

+ Add to report

CURRENTLY ADVERTISED

Juliette Balconies | Parking | Furnished | 2 Double Bedrooms | Close to Aston Uni, Childrens & De...

Marketed from 17 Jan 2023 by Stewart Oliver Ltd, Birmingham



£199,950

2 bedroom apartment for sale

The Hub, Clive Passage, Birmingham

+ Add to report

NO LONGER ADVERTISED

SOLD STC

DUPLEX Apartment | Two Double Bedrooms | Master Bathroom Plus En-Suite Shower Room | Secure Alloc...

Marketed from 18 Apr 2019 to 24 Mar 2020 (340 days) by Centrick, Birmingham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,500 based on the analysis carried out by our letting team at **Let Property Management**.



£3,500 pcm

2 bedroom apartment

The Regent, 62 Shadwell Street, Birmingham

+ Add to report

NO LONGER ADVERTISED

Luxury two-bedroom apartment | Master ensuite bathroom and guest WC | High-rise apartment | Fully...

Marketed from 24 Feb 2023 to 27 Feb 2023 (2 days) by FleetMilne, Birmingham



£3,275 pcm

2 bedroom apartment

Aparthotel Birmingham, St. Chads Queensway, Birmingham, B4 6HY

+ Add to report

NO LONGER ADVERTISED






All bills included | Flexible tenancies | Weekly clean | Super high speed Internet | Onsite conve...

Marketed from 26 Jan 2024 to 2 Feb 2024 (7 days) by Switch Hospitality, Aparthotel Birmingham

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.

