

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Minster Drive,  
Birmingham, B10 0LD

220851452

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





## Property Description

Our latest listing is in Minster Drive, Birmingham, B10 0LD

Get instant cash flow of **£625** per calendar month with a **7.65%** Gross Yield for investors.

This property has a potential to rent for **£966** which would provide the investor a Gross Yield of **11.83%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Private Driveway Parking**

**Communal Front and Rear  
Gardens**

**Factor Fees: £148.6 pm**

**Ground Rent: £4.50 pm**

**Lease Length: 80 years**

**Current Rent: £625**

**Market Rent: £966**

# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £113,000.00 and borrowing of £84,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 113,000.00

25% Deposit	£28,250.00
SDLT Charge	£5,650
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£34,900.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 966

Returns Based on Rental Income	£625	£966
Mortgage Payments on £84,750.00 @ 5%	£353.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£148.60	
Ground Rent	£4.50	
Letting Fees	£62.50	£96.60
<b>Total Monthly Costs</b>	<b>£583.73</b>	<b>£617.83</b>
<b>Monthly Net Income</b>	<b>£41.28</b>	<b>£348.18</b>
<b>Annual Net Income</b>	<b>£495.30</b>	<b>£4,178.10</b>
<b>Net Return</b>	<b>1.42%</b>	<b>11.97%</b>

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



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,246.10**  
Adjusted To

Net Return                      **6.44%**

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

Annual Net Income      **£2,537.10**  
Adjusted To

Net Return                      **7.27%**

# 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 £120,000.



£120,000

## 3 bedroom flat for sale

+ Add to report

Milton Court, Hallam Street, Balsall Heath West, B12

NO LONGER ADVERTISED **SOLD STC**

Marketed from 19 Jun 2023 to 21 Feb 2025 (613 days) by Glovers Estate Agents, Kings Heath

A spacious three-bedroom first floor flat situated in the popular residential area of Balsall Hea...



£119,950

## 3 bedroom maisonette for sale

+ Add to report

Lambscote Close, Shirley

NO LONGER ADVERTISED **SOLD STC**

Marketed from 20 Nov 2024 to 3 Jul 2025 (224 days) by Melvyn Danes, Shirley

GROUND FLOOR MAISONETTE | RECEPTION HALLWAY | LOUNGE | DINING AREA & KITCHEN | THREE BEDROOMS | B...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

## 3 bedroom apartment

+ Add to report

Hodnet Grove, BIRMINGHAM

NO LONGER ADVERTISED LET AGREED

Marketed from 9 Dec 2024 to 24 Jan 2025 (45 days) by Connells Lettings, Birmingham City

THREE BEDROOM FAMILY HOME | AVAILABLE IMMEDIATELY | UNFURNISHED | OFF ROAD PARKING | RECENTLY REF...



£1,050 pcm

## 3 bedroom apartment

+ Add to report

Wake Green Road, Moseley, Birmingham, B13

NO LONGER ADVERTISED






Marketed from 27 Dec 2024 to 27 Feb 2025 (62 days) by Oulsnam, Barnt Green

Beautifully mid-floor apartment offering a perfect blend of style and comfort.

# 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**
-  Current term of tenancy: **2 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**