

LET PROPERTY PACK

INVESTMENT INFORMATION

Nemesia, Tamworth, B77

229690888

 www.letproperty.co.uk





Property Description

Our latest listing is in Nemesia, Tamworth, B77

Get instant cash flow of **£1,000** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.5%** 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...



Nemesia, Tamworth, B77

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Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,000

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £185,000.00 and borrowing of £138,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 185,000.00

25% Deposit £46,250.00

SDLT Charge £10,450

Legal Fees £1,000.00

Total Investment £57,700.00

Projected Investment Return



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

£ 1,150



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



Returns Based on Rental Income	£1,000	£1,150
Mortgage Payments on £138,750.00 @ 5%	£578.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£100.00	£115.00
Total Monthly Costs	£693.13	£708.13
Monthly Net Income	£306.88	£441.88
Annual Net Income	£3,682.50	£5,302.50
Net Return	6.38%	9.19%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,002.50**
Adjusted To

Net Return **5.20%**

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

Annual Net Income **£2,527.50**
Adjusted To

Net Return **4.38%**

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 £225,000.

 <p>View details</p> <p>£225,000</p>	<p>3 bedroom end of terrace house for sale</p> <p>Sorrel, Tamworth</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 11 Dec 2025 to 25 Aug 2026 (257 days) by Taylor Cole Estate Agents, Tamworth</p> <p>+ Add to report</p>
 <p>£220,000</p>	<p>3 bedroom semi-detached house for sale</p> <p>Quince, Tamworth</p> <p>CURRENTLY ADVERTISED SOLD STC</p> <p>Marketed from 23 Jun 2026 by Burchell Edwards, Tamworth</p> <p>+ Add to report</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

3 bedroom end of terrace house

Florendine Street, Amington, Tamworth, B77

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Sep 2026 to 27 Oct 2026 (38 days) by Belvoir, Tamworth

+ Add to report



£1,300 pcm

3 bedroom terraced house

Juniper, Tamworth, B77

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jun 2026 to 21 Aug 2026 (57 days) by Next Place Property Agents Limited, Tamworth

+ Add to report

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: **12 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.



Interested in this
property investment?

Call us on
0141 478 0985

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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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