

LET PROPERTY PACK

INVESTMENT INFORMATION

Colindale Road,
Birmingham, B44

229378039

 www.letproperty.co.uk





Property Description

Our latest listing is in Colindale Road, Birmingham, B44

Get instant cash flow of **£710** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£1,201** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £710

Market Rent: £1,201

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £169,000.00 and borrowing of £126,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 169,000.00

25% Deposit	£42,250.00
SDLT Charge	£9,330
Legal Fees	£1,000.00
Total Investment	£52,580.00

Projected Investment Return



The monthly rent of this property is currently set at £710 per calendar month but the potential market rent is

£ 1,201



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



Returns Based on Rental Income	£710	£1,201
Mortgage Payments on £126,750.00 @ 5%	£528.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£71.00	£120.10
Total Monthly Costs	£614.13	£663.23
Monthly Net Income	£95.88	£537.78
Annual Net Income	£1,150.50	£6,453.30
Net Return	2.19%	12.27%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,051.30**
Adjusted To

Net Return **7.71%**

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

Annual Net Income **£3,918.30**
Adjusted To

Net Return **7.45%**

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 £220,000.

 £220,000	3 bedroom terraced house for sale Colindale Road, Birmingham, B44 NO LONGER ADVERTISED SOLD STC Marketed from 28 Apr 2023 to 2 Apr 2024 (340 days) by Purplebricks, covering Birmingham	+ Add
 £180,000	3 bedroom terraced house for sale Hartley Road, Kingstanding, Birmingham B44 0RD NO LONGER ADVERTISED SOLD STC Marketed from 25 Jul 2023 to 10 Nov 2023 (107 days) by Paul Carr, Kingstanding	

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

3 bedroom house



Banners Gate Road, SUTTON COLDFIELD

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Jun 2026 to 27 Jul 2026 (43 days) by Shipways - Lettings, Great Barr



£180,000

3 bedroom terraced house for sale

Colindale Road, Kingstanding, Birmingham, B44

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Jun 2024 to 26 Jun 2025 (364 days) by Dixons, Kingstanding

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: **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.



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