

LET PROPERTY PACK

INVESTMENT INFORMATION

Pleck Walk, Birmingham,
B38

205981717

 www.letproperty.co.uk





Property Description

Our latest listing is in Pleck Walk, Birmingham, B38

This property has a potential to rent for **£1,050** which would provide the investor a Gross Yield of **7.0%** 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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Property Key Features

3 Bedrooms

1 Bathroom

Utility Room

Rear Garden Space

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: £0.00

Market Rent: £1,050

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 180,000

25% Deposit	£45,000.00
SDLT Charge	5400
Legal Fees	£1,000.00
Total Investment	£51,400.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,050
Mortgage Payments on £135,000.00 @ 5%	£562.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£105.00
Total Monthly Costs	£682.50
Monthly Net Income	£368
Annual Net Income	£4,410
Net Return	8.58%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,310**
Adjusted To

Net Return **4.49%**

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

Annual Net Income **£1,710**
Adjusted To

Net Return **3.33%**

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 £180,000.



£180,000

3 bedroom terraced house for sale

Pleck Walk, Birmingham, B38

+ Add to report

CURRENTLY ADVERTISED

Local amenities | Well maintained | Double glazed | Gas central heating | Garden | Driveway | Ope...

SOLD PRICE HISTORY



£150,000

3 bedroom terraced house for sale

Pleck Walk, Birmingham, West Midlands

+ Add to report

NO LONGER ADVERTISED SOLD STC

A well-presented three bedroom end of terraced property in need of some modernisation with huge p...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,575 based on the analysis carried out by our letting team at **Let Property Management**.



£1,575 pcm

3 bedroom semi-detached house

Willow Croft, Birmingham, B38

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1909826

Marketed from 20 Dec 2023 to 4 Jan 2024 (15 days) by OpenRent, London



£1,050 pcm

3 bedroom semi-detached house

Sisefield Road, Kings Norton, Birmingham

+ Add to report

NO LONGER ADVERTISED

LET AGREED






AVAILABLE NOW! | LARGE AND SPACIOUS | AMPLE PARKING | LARGE GARDEN | 3 BEDROOMS | FURNISHED

Marketed from 4 Oct 2023 to 31 Oct 2023 (27 days) by Rice Chamberlains LLP, Moseley

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: **NO**
-  Standard Tenancy Agreement In Place: **NO**
-  Fully compliant tenancy: **NO**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **VACANT**
-  Payment history: **N/A**

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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