

## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Pleck Walk, Birmingham, B38

205981717











## **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...











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

205981717

## Lounge









## Kitchen







## **Bedrooms**



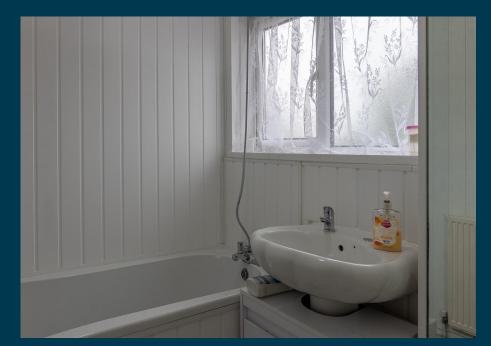






## Bathroom







## **Exterior**









## **Initial Outlay**





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**



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.



#### 3 bedroom terraced house for sale

+ Add to report

Pleck Walk, Birmingham, B38

#### CURRENTLY ADVERTISED

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

£180,000

SOLD PRICE HISTORY



#### 3 bedroom terraced house for sale

+ Add to report

Pleck Walk, Birmingham, West Midlands

NO LONGER ADVERTISED

SOLD STC

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

£150,000

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

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

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

+ Add to report

+ Add to report

#### **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



Current term of tenancy: VACANT



Standard Tenancy Agreement In Place: **NO** 



Payment history: N/A



Fully compliant tenancy: NO

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** 



Pleck Walk, Birmingham, B38



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.