

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Sudeley Close,  
Birmingham, B36

208308798

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





## Property Description

Our latest listing is in Sudeley Close, Birmingham, B36

Get instant cash flow of **£1,100** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£1,350** which would provide the investor a Gross Yield of **6.5%** 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...**



Sudeley Close,  
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## Property Key Features

**3 Bedrooms**

**Three Piece Bathroom and WC**

**Driveway**

**Porch**

**Factor Fees: £0.00**

**Ground Rent: £0.00**

**Lease Length: £0.00**

**Current Rent: £1,100**

**Market Rent: £1,350**

# Lounge



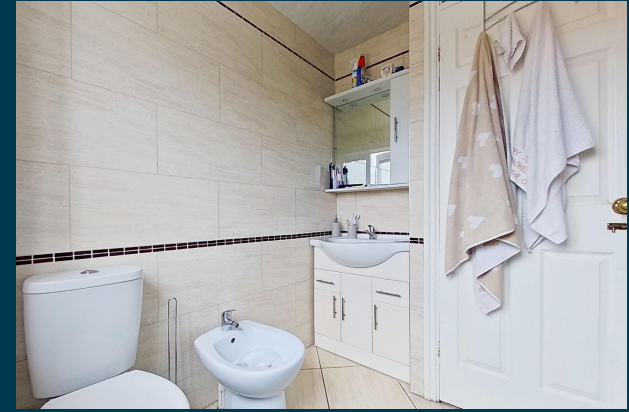
# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £250,000.00 and borrowing of £187,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 250,000

25% Deposit	£62,500.00
SDLT Charge	7500
Legal Fees	£1,000.00
Total Investment	£71,000.00

# 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.



The monthly rent of this property is currently set at £1,100 per calendar month but the potential market rent is

£ 1,350

Returns Based on Rental Income	£1,100	£1,350
Mortgage Payments on £187,500.00 @ 5%	<b>£781.25</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>£0.00</b>	
Letting Fees	<b>£110.00</b>	<b>£135.00</b>
<b>Total Monthly Costs</b>	<b>£906.25</b>	<b>£931.25</b>
<b>Monthly Net Income</b>	<b>£194</b>	<b>£419</b>
<b>Annual Net Income</b>	<b>£2,325</b>	<b>£5,025</b>
<b>Net Return</b>	<b>3.27%</b>	<b>7.08%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,325**  
Adjusted To

Net Return                      **3.27%**

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

Annual Net Income      **£1,275**  
Adjusted To

Net Return                      **1.80%**

# 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 £300,000.



£300,000

### 3 bedroom end of terrace house for sale

Sudeley Close, Birmingham

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Superb Potential for Extension (STPP) | Two Reception Rooms | Kitchen, Utility / Guest W.C. | Thr...

Marketed from 21 Apr 2023 by Burchell Edwards, Castle Bromwich



£190,000

### 3 bedroom terraced house for sale

Sudeley Close, Castle Bromwich, Birmingham, B36

+ Add to report

NO LONGER ADVERTISED

IMMACULATELY PRESENTED | MID TERRACE HOME | THREE BEDROOMS | LOUNGE | KITCHEN DINER | GUEST CLOAK...

Marketed from 27 Apr 2018 to 18 Sep 2018 (144 days) by YOUR MOVE Murray Rogers, Castle Bromwich

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

### 3 bedroom detached house

Devereux Close, Castle Bromwich, Birmingham

+ Add to report

NO LONGER ADVERTISED LET AGREED

EPC: E | QUIET CUL-DE-SAC | CONSERVATORY | DRIVEWAY | ALL WHITE GOODS INCLUDED | AVAILABLE NOW!

SOLD PRICE HISTORY



£1,050 pcm

### 3 bedroom terraced house

Sudeley Close, Birmingham, B36

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Property Reference Number: 1373568

Marketed from 30 Apr 2022 to 16 May 2022 (15 days) by OpenRent, London

# 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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 years+**
-  Payment history: **On time for length of tenancy**

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**