

¥

LET PROPERTY PACK

INVESTMENT INFORMATION

Argyle Court, Albert Road, Tamworth, B79

206097840

(www.letproperty.co.uk





Property Description

Our latest listing is in Argyle Court, Albert Road,Tamworth, B79

Get instant cash flow of £740 per calendar month with a 6.1% Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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

LETPR®PERTY





Argyle Court, Albert Road,Tamworth, B79

206097840

2 Bedrooms

 \oslash

Property Key Features

Factor Fees: £0.00 Ground Rent: £150 Lease Length: TBC Current Rent: £740 Market Rent: £850







Kitchen





Bedrooms





Bathroom















Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£36,250.00
SDLT Charge	4350
Legal Fees	£1,000.00
Total Investment	£41,600.00

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 \pm 740 per calendar month but the potential market rent is



Returns Based on Rental Income	£740	£850
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£150.00	
Letting Fees	£74.00	£85.00
Total Monthly Costs	£692.13	£703.13
Monthly Net Income	<mark>£48</mark>	<mark>£147</mark>
Annual Net Income	£575	£1,763
Net Return	1.38%	<mark>4.24%</mark>



Return Stress Test Analysis Report





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

Annual Net Income 63 Adjusted To

Net Return 0.15%

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

Annual Net Income **£1,388** Adjusted To

Net Return 3.34%

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 £150,000.



£150,000

2 bedroom flat for sale Albert Road, Tamworth, B79

NO LONGER ADVERTISED

Walking Distance to Train Station | En-suite to Master Bedroom | Juliet Balcony | Allocated Parki...

Marketed from 28 Aug 2023 to 9 May 2024 (254 days) by Strike, Midlands



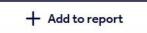
2 bedroom apartment for sale

Albert Road, Tamworth

NO LONGER ADVERTISED

Town centre position | Ground floor apartment | Two bedrooms | Parking space | Double glazing | E...

Marketed from 30 Nov 2016 to 14 Mar 2017 (103 days) by Green & Company, Tamworth





+ Add to report	
-----------------	--

£114,950

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.

	2 bedroom terraced house Albert Road, Tamworth, B79	+ Add to report
	NO LONGER ADVERTISED LET AGREED Belvoir Tamworth are delighted TO LET this 2 bedroo character. With woode	om property bursting with
£850 pcm	SOLD PRICE HISTORY	
	3 bedroom end of terrace house Albert Road, Tamworth NO LONGER ADVERTISED LET AGREED	+ Add to report
	Great Location Ideal for Train Commuters Rear Ga Reception Room	rden Spacious Property Two
	Marketed from 13 Nov 2020 to 29 Dec 2020 (45 days) by Martin & Co, Tamworth	

£725 pcm

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

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.



Current term of tenancy: 6 months+

Payment history: On time for length of tenancy





www.letproperty.co.uk

Argyle Court, Albert Road, Tamworth, B79

206097840

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.



Call us on 0141 478 0985

