

LET PROPERTY PACK

INVESTMENT INFORMATION

Coleridge Road,
Birmingham, B43 5PJ

206669644

 www.letproperty.co.uk





Property Description

Our latest listing is in Coleridge Road, Birmingham, B43 5PJ

Get instant cash flow of **£1,010** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£1,092** which would provide the investor a Gross Yield of **5.2%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in the Southside of Glasgow, it will make for a reliable long term investment for an investor.

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



Coleridge Road,
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Property Key Features

3 Bedrooms

1 Bathroom

Modern Living Room

Spacious Room

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,010

Market Rent: £1,092

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £253,000.00 and borrowing of £189,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 253,000.00

25% Deposit	£63,250.00
SDLT Charge	£15,300
Legal Fees	£1,000.00
Total Investment	£79,550.00

Projected Investment Return



The monthly rent of this property is currently set at £1,010 per calendar month but the potential market rent is

£ 1,092



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	£1,010	£1,092
Mortgage Payments on £189,750.00 @ 5%	£790.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£101.00	£109.20
Total Monthly Costs	£906.63	£914.83
Monthly Net Income	£103.38	£177.18
Annual Net Income	£1,240.50	£2,126.10
Net Return	1.56%	2.67%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£57.90**

Net Return **-0.07%**

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

Annual Net Income Adjusted To **-£1,668.90**

Net Return **-2.10%**

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 £265,000.



3 bedroom semi-detached house for sale [+ Add to report](#)

Yateley Crescent, Great Barr, Birmingham

CURRENTLY ADVERTISED

Marketed from 5 Aug 2024 by Acres, Great Barr

SEMI DETACHED FAMILY HOME | THREE BEDROOMS | SPACIOUS LIVING ROOM | OPEN PLAN KITCHEN / DINER | C...

Sold price history: [View](#)

Floor plan: [View](#)

£265,000



3 bedroom semi-detached house for sale [+ Add to report](#)

Claverdon Drive, Great Barr, Birmingham, B43 5HR

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 10 Jul 2024 by Paul Carr, Hamstead

THREE BEDROOMS | WELL PRESENTED THROUGHOUT | CONSERVATORY | FANTASTIC DEAR GARDEN | SEMI DETACHED

£265,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom house

+ Add to report

Carmodale Avenue, BIRMINGHAM

CURRENTLY ADVERTISED

LET AGREED

Marketed from 20 Jul 2024 by Shipways - Lettings, Great Barr

OFFERS OVER £975.00 PCM | ANNUAL INCOME MUST BE OVER £28,000 PA | THREE HUGE DOUBLE BEDROOMS | V...



Sold price history:

[View](#)



£1,100 pcm

3 bedroom end of terrace house

+ Add to report

Carmodale Avenue, Birmingham

NO LONGER ADVERTISED

Marketed from 20 Jul 2024 to 2 Aug 2024 (12 days) by Just Move Estate Agents & Lettings, Great Barr

End of Terrace Property | Part Furnished | 3 Bedroom House | Large Reception Area |

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: **Moved in within the last 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.



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