

LET PROPERTY PACK

INVESTMENT INFORMATION

Edwards Road,
Birmingham, B24

210634485

 www.letproperty.co.uk





Property Description

Our latest listing is in Edwards Road, Birmingham, B24

Get instant cash flow of **£975** per calendar month with a **7.1%** Gross Yield for investors.

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...



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £117 PM

Ground Rent: £360.00 per year

Lease Length: 145 years

Current Rent: £975

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £165,000.00 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 165,000.00

25% Deposit	£41,250.00
SDLT Charge	£4,950
Legal Fees	£1,000.00
Total Investment	£47,200.00

Projected Investment Return



The monthly rent of this property is currently set at

£ 975

Returns Based on Rental Income	£975
Mortgage Payments on £123,750.00 @ 5%	£515.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£117.00
Ground Rent	£30.00
Letting Fees	£97.50
Total Monthly Costs	£775.13
Monthly Net Income	£199.88
Annual Net Income	£2,398.50
Net Return	5.08%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£448.50**
Adjusted To

Net Return **0.95%**

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




Annual Net Income **£283.50**
Adjusted To

Net Return **0.60%**

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 £184,300.

 <p data-bbox="405 535 724 600">£184,300</p>	<p data-bbox="734 311 1526 349">2 bedroom apartment for sale + Add to report</p> <p data-bbox="734 404 1526 436">Nexus Point, Edwards Road, Erdington</p> <p data-bbox="734 453 1526 485">NO LONGER ADVERTISED</p> <p data-bbox="734 507 1526 540">Marketed from 24 Jun 2021 to 26 Aug 2021 (63 days) by FleetMilne, Birmingham</p> <hr/> <p data-bbox="734 584 1526 638">A stunning two bedroom apartment Open plan living/dining area Modern fitted bathroom Two do...</p>
 <p data-bbox="405 879 724 933">£170,000</p>	<p data-bbox="734 693 1526 731">2 bedroom apartment for sale + Add to report</p> <p data-bbox="734 769 1526 802">Nexus Point, Edwards Road, Erdington, B24</p> <p data-bbox="734 813 1526 846">NO LONGER ADVERTISED</p> <p data-bbox="734 857 1526 889">Marketed from 29 Mar 2021 to 29 Jun 2021 (92 days) by Martin & Co, Birmingham City</p> <hr/> <p data-bbox="734 917 1526 966">Modern Development Converted In 2020 200 metres to Erdington High Street 12 minutes Train jou...</p> <hr/> <p data-bbox="734 999 1526 1037"> Floor plan: View</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

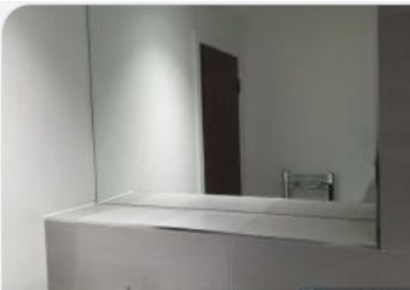
2 bedroom flat

+ Add to report

Nexus Point, Birmingham, B24

NO LONGER ADVERTISED

Marketed from 22 Apr 2024 to 9 Jun 2024 (48 days) by OpenRent, London



£1,200 pcm

2 bedroom flat

+ Add to report

Edwards Road, Birmingham, B24

NO LONGER ADVERTISED

Marketed from 3 Jan 2024 to 11 Feb 2024 (38 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: **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.

