

LET PROPERTY PACK

INVESTMENT INFORMATION

Blackrock Road,
Birmingham, B23

208893927

 www.letproperty.co.uk





Property Description

Our latest listing is in Blackrock Road, Birmingham, B23

Get instant cash flow of **£800** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.0%** 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 be a rewarding addition to an investor portfolio.

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



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Property Key Features

3 bedroom

1 bathroom

Spacious Room

Parking Space Available

Factor Fees: £80.00

Ground Rent: £100.00

Lease Length: £50.00

Current Rent: £800

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£4,500
Legal Fees	£1,000.00
Total Investment	£43,000.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£800	£1,000
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£80.00	
Ground Rent	£100.00	
Letting Fees	£80.00	£100.00
Total Monthly Costs	£743.75	£763.75
Monthly Net Income	£56.25	£236.25
Annual Net Income	£675.00	£2,835.00
Net Return	1.57%	6.59%

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 **£835.00**
Adjusted To

Net Return **1.94%**

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

Annual Net Income **£1,785.00**
Adjusted To

Net Return **4.15%**

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 £130,000.



£130,000

3 bedroom duplex for sale

Perry Walk , Blackrock Road, Birmingham

+ Add to report

NO LONGER ADVERTISED SOLD STC

An excellent duplex maisonette | Extended lease on completion | Three double bedrooms | Modern ki...

Marketed from 22 May 2023 to 30 Nov 2023 (192 days) by Acres, Walmley



£125,000

3 bedroom maisonette for sale

Blackrock Road, Birmingham

+ Add to report

NO LONGER ADVERTISED SOLD STC

An excellent duplex maisonette | Security entrance | Lovely high gloss kitchen | Spacious living ...

Marketed from 20 Mar 2023 to 30 Jun 2023 (101 days) by Acres, Walmley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

3 bedroom apartment

+ Add to report

Somerton Drive

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Jan 2024 to 16 Feb 2024 (15 days) by Leaders Lettings, Kings Norton



£1,100 pcm

3 bedroom maisonette

+ Add to report

Kingsbury Road, Erdington, Birmingham, West Midlands






NO LONGER ADVERTISED

Marketed from 19 Sep 2024 to 20 Sep 2024 by Green & Company, Sutton Coldfield

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: **3 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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