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## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Hartshill Rd, Shard End, Birmingham B34 6QT

211267684

( www.letproperty.co.uk

#### 



#### **Property** Description

Our latest listing is in Hartshill Rd, Shard End, Birmingham B34 6QT

Get instant cash flow of £950 per calendar month with a 5.6% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 5.9% if the rent was increased to market rate.

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

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





#### **Key Features**

Factor Fees: TBC Ground Rent: TBC Lease Length: TBC Current Rent: £950 Market Rent: £1,000







## **Kitchen**





#### Bedrooms





## Bathroom





#### Exterior





#### **Initial** Outlay





Figures based on assumed purchase price of £205,000.00 and borrowing of £153,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£51,250.00
SDLT Charge	£6,150
Legal Fees	£1,000.00
Total Investment	£58,400.00

#### **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 £950 per calendar month but the potential market rent is



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Returns Based on Rental Income	£950	C1 000
Returns Based on Rental Income	£950	£1,000
Mortgage Payments on £153,750.00 @ 5%	£640.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	твс	
Ground Rent	твс	
Letting Fees	£95.00	£100.00
Total Monthly Costs	£750.63	£755.63
Monthly Net Income	£199.38	<mark>£244.38</mark>
Annual Net Income	£2,392.50	£2,932.50
Net Return	<mark>4.10%</mark>	<mark>5.02%</mark>

#### Return Stress Test Analysis Report





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

Annual Net Income **£932.50** Adjusted To

Net Return 1.60%

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

Annual Net Income -£142.50 Adjusted To

Net Return

-0.24%



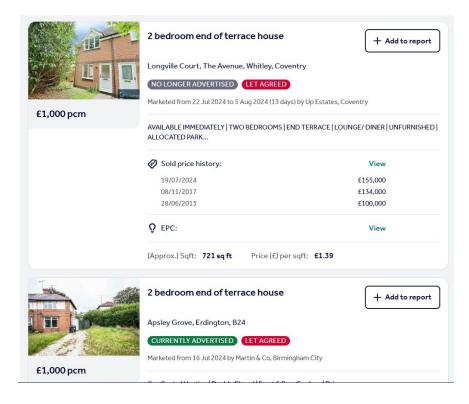
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £250,000.

£250,000	2 bedroom end of terrace house for sale Walmley Ash Road, Walmley CURRENTLY ADVERTISED Marketed from 18 Oct 2024 by Green & Company, Walmley A RECENTLY REFURBISHED TWO BEDROOM END OF TERRACED].	+ Add to report
Grund Hor	COMPREHENSIVELY REFITTE  Sold price history: 05/05/1998	View £61,500
£250,000	2 bedroom end of terrace house for sale Blackham Drive, Sutton Coldfield CURRENTLY ADVERTISED Marketed from 17 Oct 2024 by Acres, Sutton Coldfield A lovely end terraced property   Situated at the end of a cul de sac E	+ Add to report

#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



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 more than 5 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.

