

LET PROPERTY PACK

INVESTMENT INFORMATION

Pencroft Rd, Buckland
End, Birmingham B34 6SP

211267349

 www.letproperty.co.uk





Property Description

Our latest listing is in Pencroft Rd, Buckland End, Birmingham B34 6SP

Get instant cash flow of **£950** per calendar month with a **4.4%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **5.6%** 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...



Pencroft Rd, Buckland
End, Birmingham B34
6SP

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Property Key Features

3 Bedroom

1 Bathroom

Dining Room

Spacious Room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £950

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £258,000.00 and borrowing of £193,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 258,000.00

25% Deposit	£64,500.00
SDLT Charge	£8,140
Legal Fees	£1,000.00
Total Investment	£73,640.00

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

£ 1,200

Returns Based on Rental Income	£950	£1,200
Mortgage Payments on £193,500.00 @ 5%	£806.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£95.00	£120.00
Total Monthly Costs	£916.25	£941.25
Monthly Net Income	£33.75	£258.75
Annual Net Income	£405.00	£3,105.00
Net Return	0.55%	4.22%

Return **Stress Test** Analysis Report



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

Annual Net Income **£705.00**
Adjusted To

Net Return **0.96%**

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


Annual Net Income **-£765.00**
Adjusted To

Net Return **-1.04%**

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 £250,000.




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

Humber Grove, Birmingham

CURRENTLY ADVERTISED **SOLD STC**


Marketed from 7 Oct 2024 by Barratt Last Estate Agents Limited, Castle Bromwich

Freehold Self-Build Semi-Detached | Cul-de-sac Location of Similar Privately Owned Homes | Three ...

 **EPC:** [View](#)

(Approx.) Sqft: **969 sq ft** Price (£) per sqft: **£258.06**

[View floor plan](#)



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

Rymond Road, Birmingham

CURRENTLY ADVERTISED **SOLD STC**


Marketed from 25 Sep 2024 by Partridge Homes, Birmingham

Three-bedroom semi-detached home | Located on Rymond Road, Hodge Hill | No upward chain |

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**.



3 bedroom semi-detached house

Humber Grove, BIRMINGHAM

NO LONGER ADVERTISED **LET AGREED**

Marketed from 12 Sep 2024 to 24 Oct 2024 (42 days) by Burchell Edwards Lettings, Castle Bromwich

AVAILABLE SEPTEMBER | 3 DOUBLE BEDROOMS | REFURBISHED FULLY THROUGHOUT | LARGE LOUNGE/DINER | DRI...


Sold price history: [View](#)

16/11/2016	£140,000
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EPC: [View](#)

(Approx.) Sqft: **947 sq ft** Price (£) per sqft: **£1.27**

[+ Add to report](#)



3 bedroom semi-detached house

Celandine Close, Fordbridge, Solihull, B37

CURRENTLY ADVERTISED **LET AGREED**

Marketed from 5 Sep 2024 by @ThePlace, Dukinfield

@ThePlace is proud to offer a 3 bed semi-detached property, in great condition and ready to rent ...

[+ Add to report](#)

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 more than 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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