

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Chestnuts Avenue,  
Birmingham B26 2TJ

210130741

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Chestnuts Avenue, Birmingham B26 2TJ

This property has a potential to rent for **£1,459** which would provide the investor a Gross Yield of **4.2%** 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...**



Chestnuts Avenuem,  
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## Property Key Features

**4 Bedroom**

**2 Bathroom**

**Spacious Lounge**

**Dining Room**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: Vacant**

**Market Rent: £1,459**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £419,000.00 and borrowing of £314,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 419,000.00

25% Deposit	£104,750.00
SDLT Charge	£21,020
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£126,770.00</b>

# 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.



Returns Based on Rental Income	£1,459
Mortgage Payments on £314,250.00 @ 5%	£1,309.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£145.90
<b>Total Monthly Costs</b>	<b>£1,470.28</b>
<b>Monthly Net Income</b>	<b>-£11.28</b>
<b>Annual Net Income</b>	<b>-£135.30</b>
<b>Net Return</b>	<b>-0.11%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£3,053.30**  
Adjusted To

Net Return                      **-2.41%**

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


Annual Net Income      **-£6,420.30**  
Adjusted To

Net Return                      **-5.06%**

# 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 £420,000.



### 4 bedroom semi-detached house for sale


Mountjoy Crescent, Solihull, B92 9AL

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 24 Jan 2024 to 28 May 2024 (125 days) by Black & Golds Estate Agents, Solihull

Extended Semi Detached | Four Bedrooms | Driveway - Off Road Parking | Garden Bar | Set out over t...

**£420,000**



[View floor plan](#)


**Sold price history:**

28/05/2024	£415,000
03/09/2018	£225,000

**EPC:**

(Approx.) Sqft: **1,625 sq ft** Price (£) per sqft: **£258.41**

[+ Add to report](#)



### 4 bedroom semi-detached house for sale

Fallowfield Road, Solihull, B92

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 2 Jan 2024 to 18 Oct 2024 (289 days) by Xact Homes, Solihull

Four Bedroom Semi-Detached Property | Thoughtfully Extended | Dual Aspect Living / Dining Room | ...


**£420,000**

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



**4 bedroom semi-detached house** + Add to report

Albert Road, Stechford B33

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 12 Aug 2024 to 11 Sep 2024 (30 days) by Dixons Lettings, Yardley

£1,500 pcm


Available Now | Four Double Bedrooms | Two Bathrooms | Newly Refurbed | Two Reception Rooms | Loc...

**Sold price history:** [View](#)

10/11/2023	£220,000
12/06/2015	£164,000

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

(Approx.) Sqft: **1,690 sq ft** Price (£) per sqft: **£0.89**



**4 bedroom semi-detached house** + Add to report

Westacre Gardens, Stechford B33

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 15 Jul 2024 to 16 Aug 2024 (32 days) by Dixons Lettings, Yardley

£1,500 pcm

Available now | Single Car Garage | Driveway Parking | White Goods Included | Four Bedrooms | Loc...

# 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



**LETPROPERTY**