

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Gravelly Lane Birmingham  
B23 6UH

210926082

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





## Property Description

Our latest listing is in Gravelly Lane  
Birmingham B23 6UH

Get instant cash flow of **£675** per calendar  
month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£850**  
which would provide the investor a Gross Yield  
of **5.9%** if the rent was increased to market  
rate.

**With a location that allows for easy access to  
local amenities, and a space that has been  
well kept, this property would be a reliable  
addition to an investors portfolio.**

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



Gravelly Lane  
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## Property Key Features

**2 BEDROOMS**

**1 BATHROOM**

**Three Piece Bathroom**

**Spacious Bedrooms**

**Factor Fees: £0.00**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £675**

**Market Rent: £850**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit	£43,250.00
SDLT Charge	£5,190
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£49,440.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£675	£850
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£67.50	£85.00
<b>Total Monthly Costs</b>	<b>£623.13</b>	<b>£640.63</b>
<b>Monthly Net Income</b>	<b>£51.88</b>	<b>£209.38</b>
<b>Annual Net Income</b>	<b>£622.50</b>	<b>£2,512.50</b>
<b>Net Return</b>	<b>1.26%</b>	<b>5.08%</b>

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      **£812.50**  
Adjusted To

Net Return                      **1.64%**

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

Annual Net Income      **-£82.50**  
Adjusted To

Net Return                      **-0.17%**

# 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 £200,000.



£200,000

## 2 bedroom end of terrace house for sale

South Road, Erdington, Birmingham, West Midlands

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 May 2023 to 14 Feb 2024 (285 days) by Rouds, Solihull

+ Add to report



£195,000

## 2 bedroom end of terrace house for sale

Court Lane, Erdington, Birmingham, B23 6NS

CURRENTLY ADVERTISED

Marketed from 8 Aug 2024 by Paul Carr, Erdington

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

## 2 bedroom end of terrace house

+ Add to report

Wilton Road, Erdington, Birmingham, B23 6UA

NO LONGER ADVERTISED

Marketed from 7 Jul 2024 to 11 Jul 2024 (4 days) by Visum, Nationwide



£900 pcm

## 2 bedroom end of terrace house

+ Add to report

Shortheath Road, Erdington, Birmingham

NO LONGER ADVERTISED






LET AGREED

Marketed from 10 Jul 2023 to 7 Nov 2023 (120 days) by Martin & Co, 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: **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.



**LETPROPERTY**