

LET PROPERTY PACK

INVESTMENT INFORMATION

Hartshill Road,
Birmingham, B34 6RE

212432745

 www.letproperty.co.uk





Property Description

Our latest listing is in Hartshill Road, Birmingham, B34 6RE

Get instant cash flow of **£950** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£1,046** which would provide the investor a Gross Yield of **6.2%** if the rent was increased to market rate.

The property has long term tenants currently situated, and located within a prime rental location in Birmingham. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



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Property Key Features

2 bedrooms

1 bathroom

Well Maintained Property

Easy access to local amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £950

Market Rent: £1,046

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £201,000.00 and borrowing of £150,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 201,000.00

| | |
|------------------|------------|
| 25% Deposit | £50,250.00 |
| SDLT Charge | £6,030 |
| Legal Fees | £1,000.00 |
| Total Investment | £57,280.00 |

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,046



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 | £950 | £1,046 |
|---------------------------------------|------------------|------------------|
| Mortgage Payments on £150,750.00 @ 5% | £628.13 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | TBC | |
| Ground Rent | Freehold | |
| Letting Fees | £95.00 | £104.60 |
| Total Monthly Costs | £738.13 | £747.73 |
| Monthly Net Income | £211.88 | £298.28 |
| Annual Net Income | £2,542.50 | £3,579.30 |
| Net Return | 4.44% | 6.25% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,487.30**
Adjusted To

Net Return **2.60%**

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

Annual Net Income **£564.30**
Adjusted To

Net Return **0.99%**

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 £225,000.



£225,000

2 bedroom end of terrace house for sale

+ Add to report

Alderpits Road, Shard End, Birmingham, B34

NO LONGER ADVERTISED

Marketed from 4 Jul 2023 to 18 Dec 2023 (167 days) by YOUR MOVE Murray Rogers, Castle Bromwich

*** CORNER PLOT - END TERRACE ** POTENTIAL TO EXTEND -STPP ** NO UPWARD CHAIN ***
Situated Within...



£220,000

2 bedroom end of terrace house for sale

+ Add to report

Old Croft Lane, Shard End, Birmingham, West Midlands

NO LONGER ADVERTISED

Marketed from 21 Oct 2024 to 5 Nov 2024 (15 days) by Springbok Properties, Nationwide

FREEHOLD - COUNCIL TAX BAND B | Modern, Beautifully Presented Throughout | Two Double Bedrooms |

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as 1100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom end of terrace house

+ Add to report

Milstead Road, Birmingham

NO LONGER ADVERTISED

Marketed from 19 Aug 2024 to 10 Sep 2024 (21 days) by Melvyn Danes, Shirley

Melvyn Danes are delighted to offer this well presented two bedroom home, available immediately O...



£1,050 pcm

2 bedroom end of terrace house

+ Add to report

Berwood Park, Castle Vale, Birmingham

NO LONGER ADVERTISED LET AGREED

Marketed from 7 Mar 2024 to 3 Apr 2024 (27 days) by Martin & Co, Sutton Coldfield

Off Road Parking | Gas Central Heating | Newly Decorated | Modern Throughout | Local Amenities |

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 within the last 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.



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