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## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Hartshill Road, Birmingham, B34 6RE

212432745

www.letproperty.co.uk

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## **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  $\pm 1,046$  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...

#### **LETPR®PERTY**





#### Hartshill Road, Birmingham, B34 6RE

212432745

2 bedroomsFac1 bathroomGroWell Maintained PropertyLeaEasy access to local amenitiesCur

**Property Key Features** 

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £950 Market Rent: £1,046 Lounge





## Kitchen





## Bedrooms





## Bathroom





### Exterior



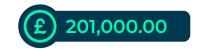






Figures based on assumed purchase price of £201,000.00 and borrowing of £150,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



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

## **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



LETPR@PERT

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	ТВС	
Ground Rent	Freehold	
Letting Fees	£95.00	£104.60
Total Monthly Costs	£738.13	£747.73
Monthly Net Income	<mark>£211.88</mark>	<mark>£298.28</mark>
Annual Net Income	£2,542.50	£3,579.30
Net Return	<mark>4.44%</mark>	<mark>6.25%</mark>

#### 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.

	2 bedroom end of terrace house for sale + Add to report
	Alderpits Road, Shard End, Birmingham, B34
and the second	NO LONGER ADVERTISED
£225,000	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



#### **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**.







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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#### Hartshill Road, Birmingham, B34 6RE

#### 212432745

# 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.

