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# LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Moss House Close, Birmingham, B15 1HF

212062264

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## **Property** Description

Our latest listing is in Moss House Close, Birmingham, B15 1HF

Get instant cash flow of £900 per calendar month with a 6.7% Gross Yield for investors.

This property has a potential to rent for  $\pm 1,072$  which would provide the investor a Gross Yield of 8.0% 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**





#### Moss House Close, Birmingham, B15 1HF

212062264

Property Key Features

3 bedrooms

1 bathroom

Well Maintained Property

Likely to attract enquiries from Serious Investors & Developers Factor Fees: £117 Ground Rent: £10 Lease Length: TBC Current Rent: £900 Market Rent: £1,072

## Kitchen





## Bedrooms





## Bathroom





## Exterior



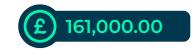






Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£40,250.00
SDLT Charge	£4,830
Legal Fees	£1,000.00
Total Investment	£46,080.00

## **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 £900 per calendar month but the potential market rent is

Returns Based on Rental Income	£900	£1,072
Mortgage Payments on £120,750.00 @ 5%	£503.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£117.00	
Ground Rent	£0.10	
Letting Fees	£90.00	£107.20
Total Monthly Costs	£725.23	<b>£742.43</b>
Monthly Net Income	<b>£174.78</b>	£329.58
Annual Net Income	£2,097.30	£3,954.90
Net Return	<mark>4.55%</mark>	<mark>8.58%</mark>



### Return Stress Test Analysis Report





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

Annual Net Income	£1,810.90
Adjusted To	

Net Return 3.93%

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

Annual Net Income **£1,541.10** Adjusted To

Net Return **3.34**%

## 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 £184,500.

	3 bedroom terraced house for sale	+ Add to report
	Belgrave Village, Birmingham	
X	NO LONGER ADVERTISED SOLD STC	
	Marketed from 22 Dec 2023 to 22 Jan 2024 (31 days) by Connells, E	Birmingham City
£184,500	Shared Ownership   1016 SQFT - Three bedroom homes - The Huc allocated	ison   x1 Car parking space

Ance	3 bedroom terraced house for sale + Add to report	)
	Sefton Road, Edgbaston   NO LONGER ADVERTISED SOLD STC	
5170.000	Marketed from 3 Jun 2024 to 8 Jul 2024 (34 days) by Humberstones Homes, Quinton	
£170,000	NO UPWARD CHAIN   SPACIOUS 3 BED MID TERRACE   REQUIRES MODERNIZATION. OFFERS GOOD POTENTIAL   HA	

## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as 1195 based on the analysis carried out by our letting team at **Let Property Management**.



	3 bedroom terraced house	+ Add to report
	Rodney Close, Birmingham, B16	
	NO LONGER ADVERTISED	
A PROVIDE AND A PROVIDE A PROV	Marketed from 6 Oct 2023 to 9 Feb 2024 (125 days) by Martin & Co, Birmingham City	
£1,150 pcm	Near To City Centre & Jewellery Quarter   Gas Central Heating	Rear Garden   Rear Garage



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.





www.letproperty.co.uk

#### Moss House Close, Birmingham, B15 1HF

#### 212062264

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.

