

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Moss House Close,  
Birmingham, B15 1HF

212062264

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





## 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 **£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...



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## 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

£ 161,000.00

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



# Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 1,072

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
<b>Total Monthly Costs</b>	<b>£725.23</b>	<b>£742.43</b>
<b>Monthly Net Income</b>	<b>£174.78</b>	<b>£329.58</b>
<b>Annual Net Income</b>	<b>£2,097.30</b>	<b>£3,954.90</b>
<b>Net Return</b>	<b>4.55%</b>	<b>8.58%</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 Adjusted To **£1,810.90**

Net Return **3.93%**

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


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

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.



**£184,500**


**3 bedroom terraced house for sale** [+ Add to report](#)

Belgrave Village, Birmingham

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

Marketed from 22 Dec 2023 to 22 Jan 2024 (31 days) by Connells, Birmingham City

Shared Ownership | 1016 SQFT - Three bedroom homes - The Hudson | x1 Car parking space allocated...



**£170,000**

**3 bedroom terraced house for sale** [+ Add to report](#)

Sefton Road, Edgbaston

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

Marketed from 3 Jun 2024 to 8 Jul 2024 (34 days) by Humberstones Homes, Quinton

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

Reservoir Retreat, Edgbaston

**NO LONGER ADVERTISED**

Marketed from 29 Jul 2024 to 12 Sep 2024 (44 days) by haart, Harborne

Perfect location | Modern kitchen and bathroom | Close to City Centre | Ideal for walks in the Re...

**£1,195 pcm**



**3 bedroom terraced house** + Add to report

Rodney Close, Birmingham, B16

**NO LONGER ADVERTISED**

Marketed from 6 Oct 2023 to 9 Feb 2024 (125 days) by Martin & Co, Birmingham City

Near To City Centre & Jewellery Quarter | Gas Central Heating | Rear Garden | Rear Garage

**£1,150 pcm**

# 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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