

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Moss House Close  
Birmingham B15 1HE

212845316

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





## Property Description

Our latest listing is in Moss House Close B15 1HE

Get instant cash flow of **£900** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£1,323** which would provide the investor a Gross Yield of **8.6%** 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...**



Moss House Close B15 1HE

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## Property Key Features

**4 bedrooms**

**1 bathroom**

**Three Piece Bathroom**

**Spacious Rooms**

**Factor Fees: £116.70**

**Ground Rent: TBC**

**Lease Length: LEASEHOLD**

**Current Rent: £900**

**Market Rent: £1,323**

# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 184,000.00

|                         |                   |
|-------------------------|-------------------|
| 25% Deposit             | £46,000.00        |
| SDLT Charge             | £5,520            |
| Legal Fees              | £1,000.00         |
| <b>Total Investment</b> | <b>£52,520.00</b> |



# Projected Investment Return



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

£ 1,323



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        | £900             | £1,323           |
|---------------------------------------|------------------|------------------|
| Mortgage Payments on £138,000.00 @ 5% | £575.00          |                  |
| Est. Building Cover (Insurance)       | £15.00           |                  |
| Approx. Factor Fees                   | £116.70          |                  |
| Ground Rent                           | TBC              |                  |
| Letting Fees                          | £90.00           | £132.30          |
| <b>Total Monthly Costs</b>            | <b>£796.70</b>   | <b>£839.00</b>   |
| <b>Monthly Net Income</b>             | <b>£103.30</b>   | <b>£484.00</b>   |
| <b>Annual Net Income</b>              | <b>£1,239.60</b> | <b>£5,808.00</b> |
| <b>Net Return</b>                     | <b>2.36%</b>     | <b>11.06%</b>    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,162.00**  
Adjusted To

Net Return                      **6.02%**

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

Annual Net Income      **£3,048.00**  
Adjusted To

Net Return                      **5.80%**

# 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 £275,000.



£275,000

4 bedroom end of terrace house for sale

+ Add to report

Harold Road, Birmingham, B16 9DA

NO LONGER ADVERTISED

Marketed from 25 Apr 2023 to 17 Sep 2024 (510 days) by Hunters, Harborne



£250,000

4 bedroom end of terrace house for sale

+ Add to report

Cambridge Crescent, Birmingham

CURRENTLY ADVERTISED

Marketed from 3 Jul 2024 by Shipways, Harborne

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,200 based on the analysis carried out by our letting team at **Let Property Management**.



£2,200 pcm

4 bedroom end of terrace house

+ Add to report

Ryland Road, Edgbaston, Birmingham, B15

NO LONGER ADVERTISED

Marketed from 4 Oct 2023 to 8 Nov 2023 (35 days) by Choices Asset Management, Redhill



£1,800 pcm

4 bedroom end of terrace house

+ Add to report

Bell Barn Road, Park Central

NO LONGER ADVERTISED






LET AGREED

Marketed from 7 Jul 2023 to 14 Jul 2023 (6 days) by Viva, Birmingham

# 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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