

¥

LET PROPERTY PACK

INVESTMENT INFORMATION

Moss House Close Birmingham B15 1HE

212845316

(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 $\pm 1,323$ 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...

LETPR®PERTY





Moss House Close B15 1HE

212845316

4 bedrooms Factor F 1 bathroom Ground Three Piece Bathroom Lease Le Spacious Rooms Current

 \oslash

Property Key Features

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

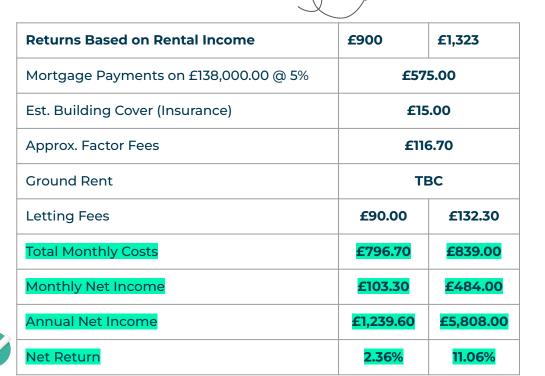


| 25% Deposit | £46,000.00 |
|------------------|------------|
| SDLT Charge | £5,520 |
| Legal Fees | £1,000.00 |
| Total Investment | £52,520.00 |

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





.323

Return Stress Test Analysis Report





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

Annual Net Income£3,162.00Adjusted 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.



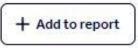


4 bedroom end of terrace house for sale

Cambridge Crescent, Birmingham

CURRENTLY ADVERTISED

Marketed from 3 Jul 2024 by Shipways, Harborne

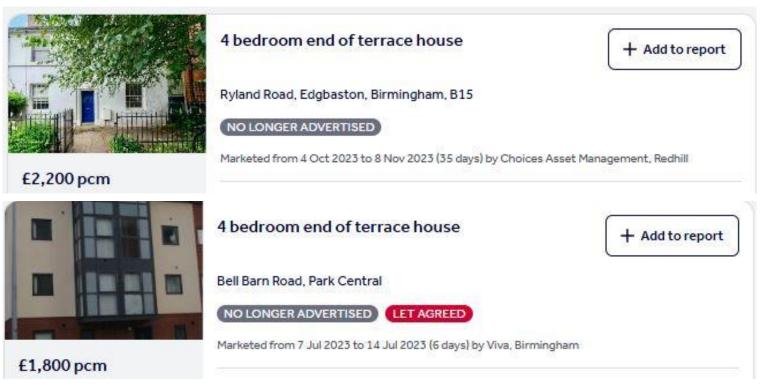


£250,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as $\pm 2,200$ 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.





www.letproperty.co.uk

Moss House Close B15 1HE

212845316

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.

