

LET PROPERTY PACK

INVESTMENT INFORMATION

Moss House. Close
B15

212845608

 www.letproperty.co.uk





Property Description

Our latest listing is in Moss House. Close B15

Get instant cash flow of **£990** per calendar month with a **7.4%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

3 bedrooms

1 bathroom

Spacious Rooms

Good Condition

Factor Fees: £1,400 per year

Ground Rent: £0.83

Lease Length: Leasehold

Current Rent: £990

Dining



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £160,000 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 160,000.00

25% Deposit	£40,000.00
SDLT Charge	£4,800
Legal Fees	£1,000.00
Total Investment	£45,800.00

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.



Returns Based on Rental Income	£990
Mortgage Payments on £120,000.00 @ 5%	£500.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£1,400 per year
Ground Rent	£0.83
Letting Fees	£99.00
Total Monthly Costs	£731.53
Monthly Net Income	£258.47
Annual Net Income	£3,101.64
Net Return	6.77%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£2,996.04**

Net Return **6.54%**

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

Annual Net Income Adjusted To **£3,012.00**

Net Return **6.58%**

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 £280,000.



£280,000

3 bedroom terraced house for sale

Grosvenor Street West, City Centre

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 13 Sep 2024 by Places, Birmingham

+ Add to report



£265,000

3 bedroom terraced house for sale

40 Grosvenor Street West, Birmingham, West Midlands, B16 8HN

NO LONGER ADVERTISED

Marketed from 30 Jan 2024 to 11 Apr 2024 (72 days) by Cottons, Auctions

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

3 bedroom end of terrace house

Wheeleys Lane, Park Central, Birmingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Aug 2024 to 16 Sep 2024 (44 days) by James Laurence Estate Agents, Birmingham

+ Add to report



£1,450 pcm

3 bedroom town house

Longleat Avenue City Centre

NO LONGER ADVERTISED

Marketed from 4 Oct 2024 to 31 Oct 2024 (26 days) by Dixons Lettings, Bearwood

+ Add to report


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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