

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Moss House. Close B15

212845608











#### **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...







Moss House. Close B15



3 bedrooms

1 bathroom

**Spacious Rooms** 

**Good Condition** 

Factor Fees: £1,400 per year

Ground Rent: £0.83

Lease Length: Leasehold

**Current Rent: £990** 

212845608

## **Dining**







### **Kitchen**







### **Bedrooms**









## Bathroom

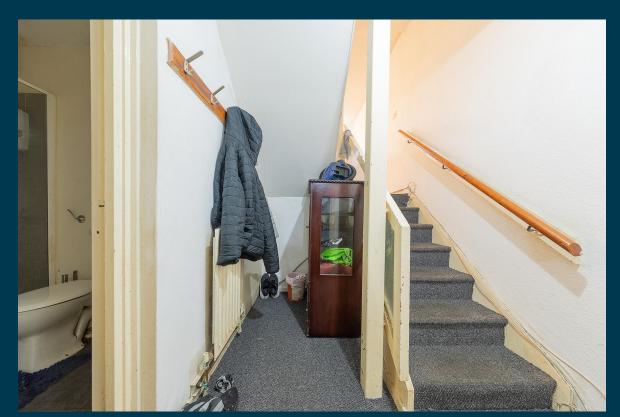






## **Exterior**









#### **Initial Outlay**





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**



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

£2,996.04

Adjusted To

**Net Return** 

6.54%

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

Annual Net Income

£3,012.00

Adjusted To

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.



3 bedroom terraced house for sale

+ Add to report

Grosvenor Street West, City Centre

CURRENTLY ADVERTISED

SOLD STC

Marketed from 13 Sep 2024 by Places, Birmingham



3 bedroom terraced house for sale

+ Add to report

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

£265,000

£280,000

#### 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.



3 bedroom end of terrace house

+ Add to report

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





£1,450 pcm

3 bedroom town house

+ Add to report

Longleat Avenue City Centre

NO LONGER ADVERTISED

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

#### **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



Current term of tenancy: Moved in within the last 2 years



Standard Tenancy Agreement In Place: **yes** 



Payment history: On time for length of tenancy



Fully compliant tenancy: yes

Fully compliant tenancy including EICR & Gas Safety in order

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.





# Interested in this property investment?

Call us on **0141 478 0985** 



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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.

