

# LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

**LETPR@PERTY** 

Shepherds Gardens, Birmingham B15 ¥ www.letproperty.co.uk ...





## **Property Description**

Our latest listing is in Shepherds Gardens, Birmingham B15

Get instant cash flow of £990 per calendar month with a 6.3% 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...







#### Shepherds Gardens, Birmingham B15

212845347

2 bedrooms 2 bathroom Spacious Rooms Good Condition

 $\oslash$ 

**Property Key Features** 

Factor Fees: £1,400 per year Ground Rent: £0.83 Lease Length: Leasehold Current Rent: £990







# Kitchen







# Bedrooms





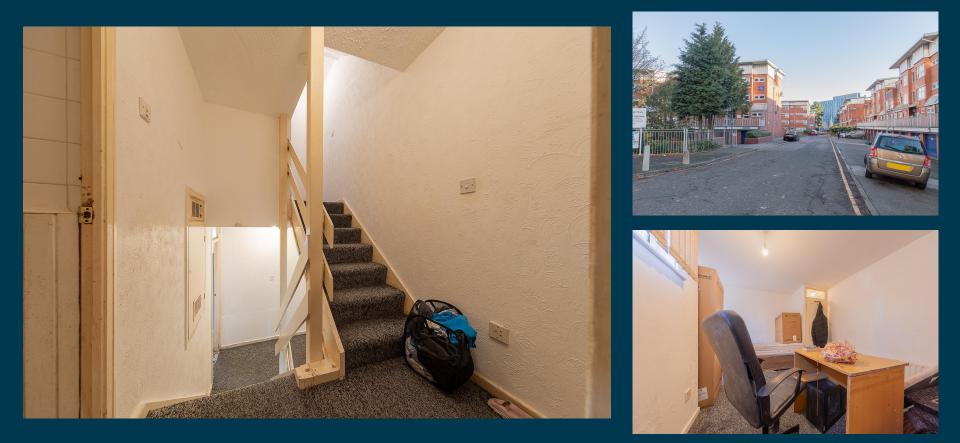
# Bathroom









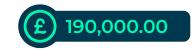






Figures based on assumed purchase price of £190,000 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£47,500.00
SDLT Charge	£5,700
Legal Fees	£1,000.00
Total Investment	£54,200.00

### **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 £142,500.00 @ 5%	£593.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£1,400 Per Year
Ground Rent	£0.83
Letting Fees	£99.00
Total Monthly Costs	£825.28
Monthly Net Income	£164.72
Annual Net Income	£1,976.64
Net Return	3.65%



#### Return Stress Test Analysis Report





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

Annual Net Income **£1,563.04** Adjusted To

Net Return

**2.88**%

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

Annual Net Income **£1,059.00** Adjusted To

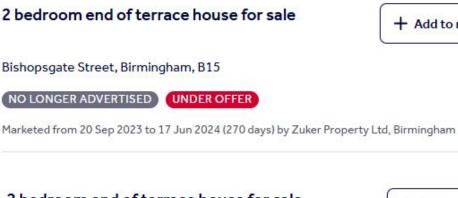
Net Return 1.95%

#### 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 £230,000.



£230,000





£220,000

#### 2 bedroom end of terrace house for sale

Mariner Avenue, Edgbaston

#### CURRENTLY ADVERTISED

Marketed from 26 Oct 2024 by Davidson Estates, Edgbaston - HQ







#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.





£1,200 pcm

# 2 bedroom end of terrace house + Add to report Nightingale Close, Edgbaston, B15 NO LONGER ADVERTISED Marketed from 22 Apr 2024 to 9 May 2024 (16 days) by Martin & Co, Harborne



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

#### Shepherds Gardens, Birmingham B15

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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.

