

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Shepherds Gardens,  
Birmingham  
B15

212845347

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



## Property Key Features

**2 bedrooms**

**2 bathroom**

**Spacious Rooms**

**Good Condition**

**Factor Fees: £1,400 per year**

**Ground Rent: £0.83**

**Lease Length: Leasehold**

**Current Rent: £990**



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior







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

£ 190,000.00

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.



<b>Returns Based on Rental Income</b>	<b>£990</b>
Mortgage Payments on £142,500.00 @ 5%	<b>£593.75</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£1,400 Per Year</b>
Ground Rent	<b>£0.83</b>
Letting Fees	<b>£99.00</b>
<b>Total Monthly Costs</b>	<b>£825.28</b>
<b>Monthly Net Income</b>	<b>£164.72</b>
<b>Annual Net Income</b>	<b>£1,976.64</b>
<b>Net Return</b>	<b>3.65%</b>

# Return **Stress Test** Analysis Report



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

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

Net Return **2.88%**

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

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

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

## 2 bedroom end of terrace house for sale

+ Add to report

Bishopsgate Street, Birmingham, B15

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 20 Sep 2023 to 17 Jun 2024 (270 days) by Zuker Property Ltd, Birmingham



£220,000

## 2 bedroom end of terrace house for sale

+ Add to report

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**.



£1,250 pcm

## 2 bedroom end of terrace house

+ Add to report

St Lukes Road, Birmingham, B5

NO LONGER ADVERTISED

Marketed from 24 Jun 2024 to 3 Jul 2024 (8 days) by Martin & Co, Birmingham City



£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


# 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.





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

Shepherds Gardens, Birmingham  
B15

212845347

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.

