

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Summerton Road,  
Oldbury, B69 2GF

212733389

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





## Property Description

Our latest listing is in Summerton Road, Oldbury, B69 2GF

Get instant cash flow of **£680** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£831** which would provide the investor a Gross Yield of **7.9%** 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...**



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## Property Key Features

**2 bedrooms**

**1 bathroom**

**Good Condition**

**Easy Access to Local Amenities**

**Factor Fees: £120**

**Ground Rent: £60**

**Lease Length: 131**

**Current Rent: £680**

**Market Rent: £831**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 126,000.00**

25% Deposit	<b>£31,500.00</b>
SDLT Charge	<b>£3,780</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£36,280.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £680 per calendar month but the potential market rent is

£ 831



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	£680	£831
Mortgage Payments on £94,500.00 @ 5%	<b>£393.75</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£120.00</b>	
Ground Rent	<b>£5.00</b>	
Letting Fees	<b>£68.00</b>	<b>£83.10</b>
<b>Total Monthly Costs</b>	<b>£601.75</b>	<b>£616.85</b>
<b>Monthly Net Income</b>	<b>£78.25</b>	<b>£214.15</b>
<b>Annual Net Income</b>	<b>£939.00</b>	<b>£2,569.80</b>
<b>Net Return</b>	<b>2.59%</b>	<b>7.08%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£907.80**  
Adjusted To

Net Return                      **2.50%**

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


Annual Net Income      **£739.80**  
Adjusted To

Net Return                      **2.04%**

# 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 £135,000.



**2 bedroom flat for sale** + Add to report

Sannders Crescent, Tipton

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 27 Aug 2024 by Paul Dubberley & Co, Great Bridge

**£135,000**

MODERN PURPOSE BUILT LUXURY SECOND FLOOR APARTMENT | DOUBLE GLAZING + ELECTRIC HEATING | GREAT LO...



**2 bedroom flat for sale** + Add to report

Page's Croft, Dudley, West Midlands, DY1

**CURRENTLY ADVERTISED**

Marketed from 10 Sep 2024 by John Shepherd, Cannock

**£130,000**

MODERN FIRST FLOOR APARTMENT | VERY POPULAR DEVELOPMENT | TWO DOUBLE BEDROOMS | OPEN PLAN KITCHEN...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



**2 bedroom flat** + Add to report

Ashtree Road, Tividale, Oldbury, West Midlands, B69

**NO LONGER ADVERTISED**

Marketed from 4 Apr 2024 to 5 Apr 2024 (1 days) by Your Move, Dudley

£875 pcm

TWO BEDROOM MAISONETTE | COMMUNAL GARDENS | COUNCIL TAX BAND A | ALLOCATED PARKING | AVAILABLE TO...



**2 bedroom flat** + Add to report

Stone Street, Oldbury

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 30 Apr 2024 to 12 Jun 2024 (42 days) by Innovate Estate Agents, Oldbury






£850 pcm

AVAILABLE IMMEDIATELY | RECENTLY REFURBISHED APARTMENT | CONVENIENT COMMUTE INTO BIRMINGHAM CIT...

# 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: **3 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.



**LETPROPERTY**