

LET PROPERTY PACK

INVESTMENT INFORMATION

Shirley, Solihull, B90

205202628











Property Description

Our latest listing is in Shirley, Solihull, B90

Get instant cash flow of £840 per calendar month with a 6.1% Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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











1 bedroom

1 bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £2000 per year

Ground Rent: £202

Lease Length: 999 yrs

Current Rent: £840

205202628

Lounge









Kitchen









Bedrooms









Bathroom





Exterior









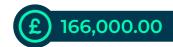
Initial Outlay





Figures based on assumed purchase price of £166,000.00 and borrowing of £124,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£41,500.00**

SDLT Charge £8,300

Legal Fees £1,000.00

Total Investment £50,800.00

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.

The monthly rent of this property is currently set at £840 per calendar month.

Returns Based on Rental Income	£840
Mortgage Payments on £124,500.00 @ 5%	£518.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£166.67
Ground Rent	£16.83
Letting Fees	£84.00
Total Monthly Costs	£801.25
Monthly Net Income	£38.75
Annual Net Income	£465.00
Net Return	0.92%

Return Stress Test Analysis Report





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

Annual Net Income

-£1,215.00

Adjusted To

Net Return

-2.39%

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

Annual Net Income

-£1,823.04

Adjusted To

Net Return

-3.59%

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 £185,000.



1 bedroom apartment for sale

+ Add to report

Main Street, Dickens Heath, Shirley, Solihull, B90

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Jul 2023 to 5 Oct 2023 (90 days) by John Shepherd, Shirley





1 bedroom flat for sale

+ Add to report

Waddesdon House 10-12, Gorcott Lane, Shirley, Solihull, B90 1GH

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Feb 2024 to 27 Aug 2024 (204 days) by Arden Estates, Solihull

£180,000

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**.



1 bedroom flat

+ Add to report

Main Street, Dickens Heath, Shirley, Solihull, B90

CURRENTLY ADVERTISED

LET AGREED

Marketed from 19 Dec 2024 by John Shepherd Lettings, Solihull





1 bedroom apartment

+ Add to report

Grange House, Main Street, Dickens Heath

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Nov 2023 to 22 Jan 2024 (67 days) by Xact Lettings, Knowle

£850 pcm

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: 5 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**



Shirley, Solihull, B90



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.