

LET PROPERTY PACK

INVESTMENT INFORMATION

Shirley, Solihull, B90

205202628

 www.letproperty.co.uk





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...



Shirley, Solihull, B90

205202628



Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £2000 per year

Ground Rent: £202

Lease Length: 999 yrs

Current Rent: £840

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 166,000.00

25% Deposit	£41,500.00
SDLT Charge	£8,300
Legal Fees	£1,000.00
Total Investment	£50,800.00

Projected Investment Return



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



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	£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 Adjusted To **-£1,215.00**

Net Return **-2.39%**

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

Annual Net Income Adjusted To **-£1,823.04**

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.



£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



£180,000

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

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**.



£875 pcm

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



£850 pcm

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

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.



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Shirley, Solihull, B90

205202628

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.



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