

LET PROPERTY PACK

INVESTMENT INFORMATION

Windmill Street,
Birmingham, B1

206137884

 www.letproperty.co.uk





Property Description

Our latest listing is in Windmill Street, Birmingham, B1

Get instant cash flow of **£800** per calendar month with a **4.4%** Gross Yield for investors.

This property has a potential to rent for **£1,175** which would provide the investor a Gross Yield of **6.5%** if the rent was increased to market rate.

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...



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Property Key Features

1 Bedroom

1 Bathroom

Modern Lounge and Kitchen

Good Condition

Factor Fees: £150.00

Ground Rent: £20.83

Lease Length: 250 years

Current Rent: £800

Market Rent: £1,175

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £218,000.00 and borrowing of £163,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 218,000

25% Deposit	£54,500.00
SDLT Charge	6540
Legal Fees	£1,000.00
Total Investment	£62,040.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,175

Returns Based on Rental Income	£800	£1,175
Mortgage Payments on £163,500.00 @ 5%	£681.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	£20.83	
Letting Fees	£80.00	£117.50
Total Monthly Costs	£947.08	£984.58
Monthly Net Income	-£147	£190
Annual Net Income	-£1,765	£2,285
Net Return	-2.84%	3.68%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **-£65**
Adjusted To

Net Return **-0.10%**

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

Annual Net Income **-£735**
Adjusted To

Net Return **-1.18%**

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 £209,000.



£209,000

1 bedroom apartment for sale

Windmill Street, Birmingham

CURRENTLY ADVERTISED

Marketed from 26 Jul 2024 by Perfect Pillars, Reading

+ Add to report



£155,000

1 bedroom flat for sale

George Street, Birmingham, B3

NO LONGER ADVERTISED

Marketed from 8 Mar 2023 to 29 Mar 2023 (20 days) by Dixons, Birmingham City Centre

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

1 bedroom apartment

Axium, 34 Windmill St, B1

NO LONGER ADVERTISED

Marketed from 1 May 2024 to 10 Jun 2024 (39 days) by NEXIS Property, Birmingham

+ Add to report



£850 pcm

1 bedroom apartment

The Axium, Windmill Street, Birmingham, B1

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jan 2024 to 30 Jan 2024 (19 days) by Martin & Co, Birmingham City

+ Add to report

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: **2 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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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