

LET PROPERTY PACK

INVESTMENT INFORMATION

Putney Road,
Birmingham, B20

216949506

 www.letproperty.co.uk





Property Description

Our latest listing is in Putney Road, Birmingham, B20

Get instant cash flow of **£600** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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

2 bedroom

1 bathroom

Spacious Lounge

Parking Space Available

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £1,000

Lounge



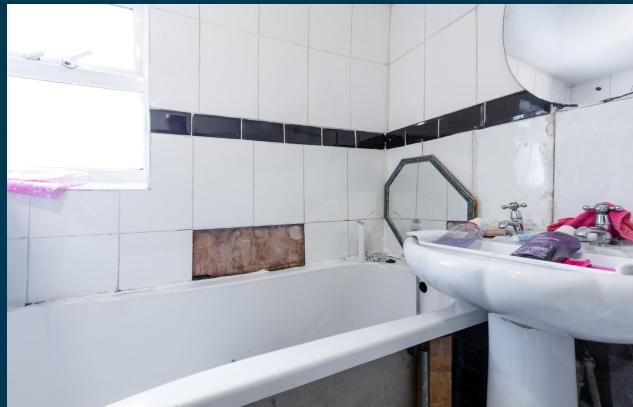
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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Figures based on assumed purchase price of £144,000.00 and borrowing of £108,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 144,000.00

25% Deposit	£36,000.00
SDLT Charge	£7,580
Legal Fees	£1,000.00
Total Investment	£44,580.00

Projected Investment Return



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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 £600 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£600	£1,000
Mortgage Payments on £108,000.00 @ 5%		£450.00
Est. Building Cover (Insurance)		£15.00
Approx. Factor Fees		£0.00
Ground Rent		Freehold
Letting Fees	£60.00	£100.00
Total Monthly Costs	£525.00	£565.00
Monthly Net Income	£75.00	£435.00
Annual Net Income	£900.00	£5,220.00
Net Return	2.02%	11.71%

Return Stress Test Analysis Report



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

Annual Net Income **£3,220.00**
Adjusted To

Net Return **7.22%**

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

Annual Net Income **£3,060.00**
Adjusted To

Net Return **6.86%**

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 £190,000.



£190,000

3 bedroom terraced house for sale

Putney Road, Handsworth

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Sep 2023 to 3 Jun 2024 (259 days) by Green & Company, Great Barr

+ Add to report



£170,000

3 bedroom terraced house for sale

Putney Road, Birmingham

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Dec 2022 to 7 Jul 2023 (192 days) by Shipways, Great Barr

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom terraced house

+ Add to report

Wilton Road, Handsworth, BIRMINGHAM

NO LONGER ADVERTISED

Marketed from 25 Mar 2025 to 7 Apr 2025 (13 days) by Connells Lettings, Great Barr



£1,050 pcm

2 bedroom terraced house

+ Add to report

Wilton Road, Handsworth, Birmingham, B20

CURRENTLY ADVERTISED

Marketed from 18 May 2025 by OpenRent, London

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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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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