

LET PROPERTY PACK

INVESTMENT INFORMATION

Harebell, Tamworth, B77

217812416

 www.letproperty.co.uk





Property Description

Our latest listing is in Harebell, Tamworth, B77

Get instant cash flow of **£950** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£1,050** which would provide the investor a Gross Yield of **6.2%** 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...



Harebell, Tamworth, B77

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Property Key Features

3 bedroom

2 bathroom

Spacious Kitchen

Street Parking

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £950

Market Rent: £1,050

Lounge



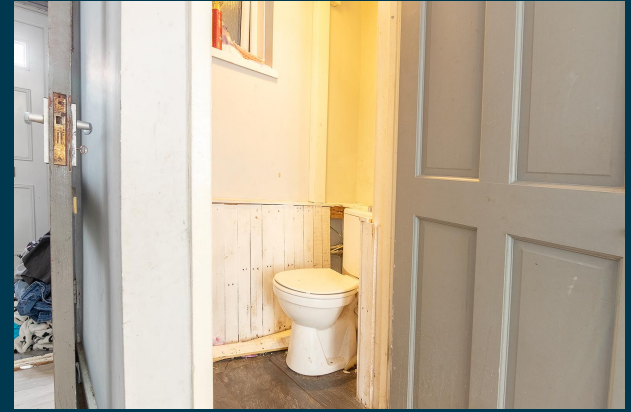
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £204,000.00 and borrowing of £153,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 204,000.00

25% Deposit	£51,000.00
SDLT Charge	£11,780
Legal Fees	£1,000.00
Total Investment	£63,780.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,050

Returns Based on Rental Income	£950	£1,050
Mortgage Payments on £153,000.00 @ 5%	£637.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£95.00	£105.00
Total Monthly Costs	£747.50	£757.50
Monthly Net Income	£202.50	£292.50
Annual Net Income	£2,430.00	£3,510.00
Net Return	3.81%	5.50%

Our industry leading letting agency **Let Property Management** 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 **£1,410.00**
Adjusted To

Net Return **2.21%**

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

Annual Net Income **£450.00**
Adjusted To

Net Return **0.71%**

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 £225,000.



£225,000

3 bedroom end of terrace house for sale

+ Add to report

Harebell, Tamworth, B77

CURRENTLY ADVERTISED

SOLD STC

Marketed from 16 Jan 2025 by Bill Tandy & Co, Lichfield



£180,000

3 bedroom terraced house for sale

+ Add to r

Harebell, Tamworth, Staffordshire, B77

NO LONGER ADVERTISED

Marketed from 18 May 2023 to 20 Sep 2023 (124 days) by Bairstow Eves, Tamworth

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

3 bedroom semi-detached house

+ Add to report

Ridgewood Rise, Tamworth, Staffordshire, B77

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Sep 2024 to 12 Nov 2024 (52 days) by Wilkins Estate Agents, Tamworth



£1,200 pcm

3 bedroom terraced house

+ Add to report

Trefoil, Tamworth, Staffordshire, B77

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Jan 2025 to 8 Apr 2025 (67 days) by Wilkins Estate Agents, Tamworth

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: **Moved in within the last 2 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.



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