

LET PROPERTY PACK

INVESTMENT INFORMATION

Bond Street Birmingham,
B19 3LD

202535543

 www.letproperty.co.uk





Property Description

Our latest listing is in Bond Street Birmingham, B19 3LD

Get instant cash flow of **£1,200** per calendar month with a **3.9%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **6.5%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Bond Street Birmingham,
B19 3LD

202535543



Property Key Features

2 bedroom

2 bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £280.31

Ground Rent: £20.40

Lease Length: 245

Current Rent: £1,200

Market Rent: £2,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £370,000 and borrowing of £277,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 370,000.00

25% Deposit	£92,500.00
SDLT Charge	£17,100
Legal Fees	£1,000.00
Total Investment	£110,600.00

Projected Investment Return



The monthly rent of this property is currently set at £1,200 per calendar month but the potential market rent is

£ 2,000

Returns Based on Rental Income	£1,200	£2,000
Mortgage Payments on £277,500.00 @ 5%	£1,156.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£280.31	
Ground Rent	£20.40	
Letting Fees	£120.00	£200.00
Total Monthly Costs	£1,591.96	£1,671.96
Monthly Net Income	-£391.96	£328.04
Annual Net Income	-£4,703.52	£3,936.48
Net Return	-4.25%	3.56%

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 Adjusted To **-£63.52**

Net Return **-0.06%**

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

Annual Net Income Adjusted To **-£1,368.72**

Net Return **-1.24%**

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 £325,000.



£325,000

2 bedroom apartment for sale

The Hallmark, Bond Street, Birmingham

+ Add to report

NO LONGER ADVERTISED

Two double bedroom apartment with additional study/temporary bedroom offering over 925sqft of liv...

Marketed from 28 Jun 2023 to 9 Aug 2023 (41 days) by FleetMilne, Birmingham



£325,000

2 bedroom apartment for sale

Bond Street, Birmingham

+ Add to report

NO LONGER ADVERTISED

High Specification | Integrated Appliances, integrated winecooler | Open Plan Kitchen/Lounge with...

Marketed from 31 Jan 2022 to 6 Jun 2022 (126 days) by Connells, Birmingham City

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,500 based on the analysis carried out by our letting team at **Let Property Management**.



£3,500 pcm

2 bedroom apartment

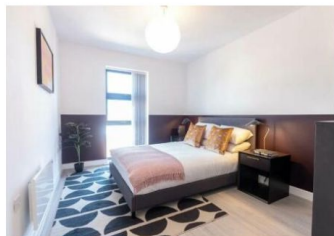
The Regent, 62 Shadwell Street, Birmingham

+ Add to report

NO LONGER ADVERTISED

Luxury two-bedroom apartment | Master ensuite bathroom and guest WC | High-rise apartment | Fully...

Marketed from 24 Feb 2023 to 27 Feb 2023 (2 days) by FleetMilne, Birmingham



£3,450 pcm

2 bedroom apartment

Northwood Street, BIRMINGHAM

+ Add to report

CURRENTLY ADVERTISED

TWO BEDROOM APARTMENT | SIX APARTMENTS AVAILABLE | TWO BATHROOMS | AVAILABLE IMMEDIATELY | CENTRA...

Marketed from 13 Feb 2024 by Connells Lettings, Birmingham City

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.



www.letproperty.co.uk

Bond Street Birmingham, B19 3LD

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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