

LET PROPERTY PACK

INVESTMENT INFORMATION

Sheepcote Street
Birmingham, B16 8JB

204788278

 www.letproperty.co.uk





Property Description

Our latest listing is in Sheepcote Street Birmingham, B16 8JB

Get instant cash flow of **£850** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

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...



Sheepcote Street
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Property Key Features

Studio Bedroom

1 bathroom

Three Piece Bathroom

Open Plan Lounge

Factor Fees: £135.00

Ground Rent: £250.00

Lease Length: 125

Current Rent: £850

Market Rent: £1,150

Lounge



Kitchen



Studio Bedroom



Bathroom



Exterior





Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 160,000.00

25% Deposit	£40,000.00
SDLT Charge	£4,800
Legal Fees	£1,000.00
Total Investment	£45,800.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£850	£1,150
Mortgage Payments on £120,000.00 @ 5%	£500.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£135.00	
Ground Rent	£250.00	
Letting Fees	£85.00	£115.00
Total Monthly Costs	£985.00	£1,015.00
Monthly Net Income	-£135.00	£135.00
Annual Net Income	-£1,620.00	£1,620.00
Net Return	-3.54%	3.54%

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 **-£680.00**
Adjusted To

Net Return **-1.48%**

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

Annual Net Income **£2,220.00**
Adjusted To

Net Return **4.85%**

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

Studio flat for sale

King Edwards Wharf, Sheepcote Street, Birmingham, West Midlands

+ Add to report

NO LONGER ADVERTISED

Leasehold - 104 Years Remaining. Ground Rent £150 Yearly - Service Charge £200 Per Month | Studio...

Marketed from 26 Oct 2023 to 2 Nov 2023 (6 days) by Springbok Properties, Nationwide



£165,000

Studio apartment for sale

Liberty Place, Sheepcote Street, Birmingham, B16

+ Add to report

NO LONGER ADVERTISED

24 hour concierge on site | Furnished | Lift | Courtyard Views | A short walk to Brindley Place |...

Marketed from 21 Feb 2023 to 29 Mar 2023 (35 days) by Davidson Estates, Birmingham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,800 pcm

Studio flat

aparthotel BIRMINGHAM, St. Chads Queensway, Birmingham

+ Add to report

CURRENTLY ADVERTISED

Luxury studio apartment | Brand new throughout | Fully equipped kitchen | Designer bathroom | All...

Marketed from 10 Apr 2024 by FleetMilne, Birmingham



£1,700 pcm

Studio flat

Oakhurst, 45 Church Road, Edgbaston, Birmingham

+ Add to report

NO LONGER ADVERTISED

STUDENTS ONLY from Sept 2023. Stunning studio apartments located in leafy Edgbaston! This propert...

Marketed from 12 Jul 2023 to 23 Nov 2023 (133 days) by Direct Housing, Birmingham

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: **0-2 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?

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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