

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Gravelly Lane,  
Birmingham, B23

205400952

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Gravelly Lane, Birmingham, B23

Get instant cash flow of **£4,250** per calendar month with a **12.3%** Gross Yield for investors.

**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...**



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## Property Key Features

**7 bedrooms**

**6 bathrooms**

**Rooms with Ensuite**

**Great Location**

**Factor Fees: £0**

**Ground Rent: N/A**

**Lease Length: N/A**

**Current Rent: £4,250**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £415,000.00 and borrowing of £311,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 415,000.00**

25% Deposit	<b>£103,750.00</b>
SDLT Charge	<b>£20,700</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£125,450.00</b>

# Projected Investment Return



The monthly rent of this property is currently set per calendar month at

£ 4250



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.



<b>Returns Based on Rental Income</b>	<b>£4,250</b>
Mortgage Payments on £311,250.00 @ 5%	<b>£1,296.88</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>N/A</b>
Letting Fees	<b>£425.00</b>
<b>Total Monthly Costs</b>	<b>£1,736.88</b>
<b>Monthly Net Income</b>	<b>£2,513.13</b>
<b>Annual Net Income</b>	<b>£30,157.50</b>
<b>Net Return</b>	<b>24.04%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£7,137.50**  
Adjusted To

Net Return                      **5.69%**

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

Annual Net Income      **£6,112.50**  
Adjusted To

Net Return                      **4.87%**

# 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 £183,000.



£240,000

Floorplan

### 3 bedroom semi-detached house for sale

Gravelly Lane, Birmingham

[+ Add to report](#)

NO LONGER ADVERTISED

Excellent Motorway Transport Links Links | Excellent Shopping Facilities Close By | Large Family ...

#### SOLD PRICE HISTORY

9 Dec 2019	£183,000
3 Aug 2007	£140,604



£230,000

Floorplan

### 3 bedroom terraced house for sale

Gravelly Lane, Erdington, Birmingham, B23 6LR

[+ Add to report](#)

NO LONGER ADVERTISED

OFFERED FOR SALE WITH NO UPWARD CHAIN - VACANT POSSESSION UPON COMPLETION | OUTSTANDING PRESENTAT...

#### SOLD PRICE HISTORY

2 Dec 2019	£180,000
13 Dec 2002	£89,950
13 Aug 1999	£47,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,500 based on the analysis carried out by our letting team at **Let Property Management**.



£4,500 pcm

## 5 bedroom house

Wyvern Road, Sutton Coldfield. B74 2PS

+ Add to report

CURRENTLY ADVERTISED

Five bedroom detached | Extended modern fitted kitchen | Three bathrooms | Utility / Guest WC | O...

Marketed from 20 Feb 2024 by Anderson Residential, Sutton Coldfield



£4,495 pcm

## 5 bedroom detached house

Clairvaux Gardens, Solihull

+ Add to report

NO LONGER ADVERTISED






Gated Entrance | Energy rating C | Large driveway | Golf course views | Triple Garage | 3 En-suit...

SOLD PRICE HISTORY

# 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: **0-2 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?**

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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