

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hall Street, Birmingham, B18

205254486

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





## Property Description

Our latest listing is in Hall Street, Birmingham B18

Get instant cash flow of **£950** 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 **5.2%** 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...**



Hall Street, Birmingham,  
B18

205254486



## Property Key Features

**2 Bedroom**

**2 Bathroom**

**Parking Space available**

**Lounge and Kitchen**

**Factor Fees: £1800/year**

**Ground Rent: £250/year**

**Lease Length: TBC**

**Current Rent: £950**

**Market Rent: £1,000**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £230,000.00 and borrowing of £172,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 230,000.00

25% Deposit	£57,500.00
SDLT Charge	£6,900
Legal Fees	£1,000.00
Total Investment	£65,400.00

# Projected Investment Return



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 £950 per calendar month but the potential market rent is



£ 1,000

Returns Based on Rental Income	£950	£1,000
Mortgage Payments on £172,500.00 @ 5%	£718.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	£20.83	
Letting Fees	£95.00	£100.00
<b>Total Monthly Costs</b>	<b>£999.58</b>	<b>£1,004.58</b>
<b>Monthly Net Income</b>	<b>-£49.58</b>	<b>-£4.58</b>
<b>Annual Net Income</b>	<b>-£594.96</b>	<b>-£54.96</b>
<b>Net Return</b>	<b>-0.91%</b>	<b>-0.08%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£2,054.96**

Net Return **-3.14%**

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

Annual Net Income Adjusted To **-£3,255.00**

Net Return **-4.98%**

# 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 £230,000.



2 bedroom house for sale

Livery Street, Birmingham, B3

+ Add to report

CURRENTLY ADVERTISED SOLD STC

£10,000 service charge per annum (due to reduce) | £244 ground rent per annum | Two bedroom | To...

Marketed from 11 Jul 2023 by Dixons, Birmingham City Centre

£230,000

Floorplan



2 bedroom apartment for sale

Northwood Street, Hockley

+ Add to report

NO LONGER ADVERTISED

Attractively presented third floor two bedroom apartment in sought after location. Being offered ...

SOLD PRICE HISTORY

22 Sep 2003

£150,000

£230,000

Floorplan

# 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.



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

Hall Street, Birmingham, B18

205254486

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.



**LETPROPERTY**