

LET PROPERTY PACK

INVESTMENT INFORMATION

Navigation Street,
Birmingham, B5

205301585

 www.letproperty.co.uk





Property Description

Our latest listing is in Navigation Street, Birmingham, B5

Get instant cash flow of **£830** per calendar month with a **4.2%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **4.3%** 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...



Navigation Street,
Birmingham, B5

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Property Key Features

1 Bedroom

1 Bathroom

Well Maintained Property

Lounge and Kitchen

Factor Fees: £2,400/year

Ground Rent: £300/year

Lease Length: 999 years

Current Rent: £830

Market Rent: £850

Lounge



Kitchen



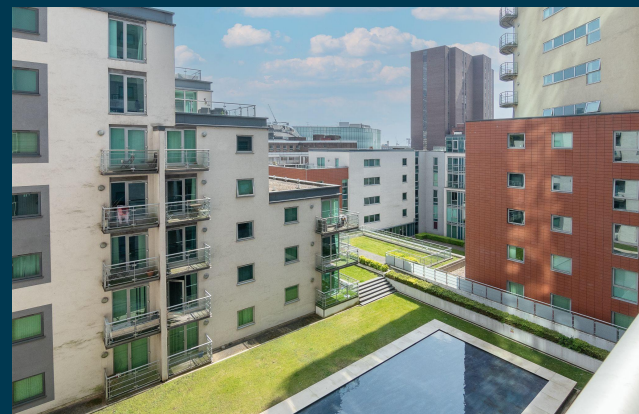
Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £240,000.00 and borrowing of £180,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 240,000.00

25% Deposit	£60,000.00
SDLT Charge	£7,200
Legal Fees	£1,000.00
Total Investment	£68,200.00

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 £830 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£830	£850
Mortgage Payments on £180,000.00 @ 5%	£750.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£200.00	
Ground Rent	£25.00	
Letting Fees	£83.00	£85.00
Total Monthly Costs	£1,073.00	£1,075.00
Monthly Net Income	-£243.00	-£225.00
Annual Net Income	-£2,916.00	-£2,700.00
Net Return	-4.28%	-3.96%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£4,400.00**
Adjusted To

Net Return **-6.45%**

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

Annual Net Income **-£6,000.00**
Adjusted To

Net Return **-8.80%**

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 £245,000.



£245,000



1 bedroom flat for sale

Wharfside Street, Birmingham, B1

+ Add to report

NO LONGER ADVERTISED

Stunning Views of the City | 8% Rental Returns | Established Developer | Highly Sought After B1 P...

Marketed from 16 Aug 2021 to 14 Dec 2021 (120 days) by Alesco Property North, Manchester



£240,000

1 bedroom flat for sale

5 City Apartments, Birmingham, B1

+ Add to report

NO LONGER ADVERTISED

Luxury Apartments | 8% Net Yields Projected | Close To HS2 | Experienced Developer | Experienced...

Marketed from 27 May 2021 to 14 Jul 2021 (47 days) by Alesco Investment Properties, London

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

1 bedroom apartment

Orion, 90 Navigation Street, B5 4AE

+ Add to report

NO LONGER ADVERTISED LET AGREED

One double bedroom | One bathroom: with shower over the bath | Fully furnished throughout | Priva...

Marketed from 16 Jun 2022 to 3 Aug 2022 (48 days) by FleetMilne, Birmingham



£850 pcm

1 bedroom apartment

Orion, City Centre

+ Add to report

NO LONGER ADVERTISED LET AGREED






One Bedroom Apartment | Allocated Parking Space | Fully Furnished | Close Transport Links | 13th...

Marketed from 9 Mar 2022 to 6 Apr 2022 (28 days) by Places, 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: **3 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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205301585

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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