

LET PROPERTY PACK

INVESTMENT INFORMATION

Pope Street Birmingham,
B1 3DQ

204108309

 www.letproperty.co.uk





Property Description

Our latest listing is in Pope Street Birmingham, B1 3DQ

Get instant cash flow of **£1,150** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **6.9%** 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...



Pope Street Birmingham,
B1 3DQ

204108309



Property Key Features

2 bedroom

1 bathroom

Modern Kitchen

**Perfect Location for Working
Professional**

Factor Fees: £100.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £1,150

Market Rent: £1,400

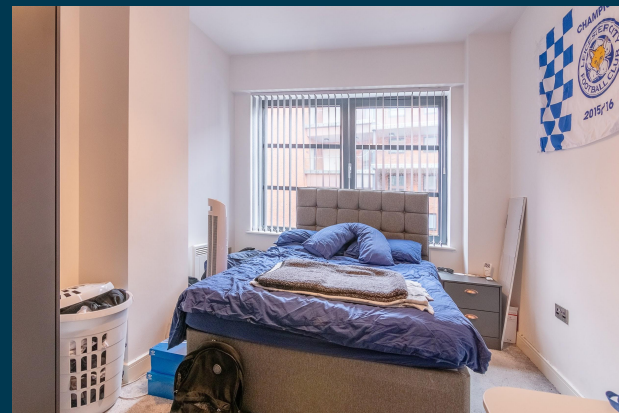
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £245,000 and borrowing of £183,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 245,000.00

25% Deposit	£61,250.00
SDLT Charge	£7,350
Legal Fees	£1,000.00
Total Investment	£69,600.00

Projected Investment Return



The monthly rent of this property is currently set at £1,150 per calendar month but the potential market rent is

£ 1,400

Returns Based on Rental Income	£1,150	£1,400
Mortgage Payments on £183,750.00 @ 5%	£765.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	TBC	
Letting Fees	£115.00	£140.00
Total Monthly Costs	£995.63	£1,020.63
Monthly Net Income	£154.38	£379.38
Annual Net Income	£1,852.50	£4,552.50
Net Return	2.66%	6.54%

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 **£1,752.50**
Adjusted To

Net Return **2.52%**

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

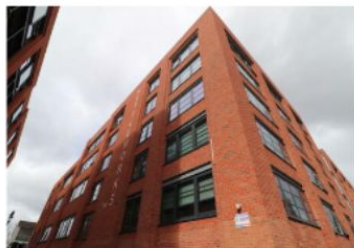
Annual Net Income **£877.50**
Adjusted To

Net Return **1.26%**

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 £280,000.



£280,000

2 bedroom apartment for sale

Kettleworks, Birmingham

+ Add to report

NO LONGER ADVERTISED SOLD STC

Top Floor | Circa 1000SQFT | Two Bedroom | Secure Allocated Parking | Two bathroom | No Upward Ch...

Marketed from 6 Jun 2022 to 5 Sep 2022 (91 days) by Maguire Jackson, Birmingham



£275,000

2 bedroom apartment for sale

Pope Street, Birmingham, B1

+ Add to report

NO LONGER ADVERTISED SOLD STC

First Floor Apartment | Two Bedrooms, Two Bathrooms | Secure Allocated Parking | South Facing | J...

Marketed from 27 Jun 2023 to 12 Mar 2024 (258 days) by Maguire Jackson, Birmingham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,200 based on the analysis carried out by our letting team at **Let Property Management**.



£2,200 pcm

2 bedroom apartment

Tenby Street North, BIRMINGHAM

+ Add to report

NO LONGER ADVERTISED

TENBY HEIGHTS | LUXURIOUS APARTMENT | TWO BEDROOM | GREAT LOCATION | BALCONY | ALLOCATED CAR PARK...

Marketed from 22 Nov 2023 to 20 Feb 2024 (89 days) by Connells Lettings, Birmingham City



£2,000 pcm

2 bedroom apartment

Legge Lane, Jewellery Quarter, Birmingham

+ Add to report

NO LONGER ADVERTISED LET AGREED

Duplex Apartment, Available November | One Double Bedroom with an Optional Second Double | A Furt...

Marketed from 2 Oct 2023 to 15 Nov 2023 (43 days) by James Laurence Sales and Lettings, 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**

 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

Pope Street Birmingham, B1 3DQ

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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