

LET PROPERTY PACK

INVESTMENT INFORMATION

Hagley Road, Birmingham,
B16 8HT

211829462

 www.letproperty.co.uk





Property Description

Our latest listing is in Hagley Road, Birmingham, B16 8HT

Get instant cash flow of **£925** per calendar month with a **8.4%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Hagley Road,
Birmingham, B16 8HT

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Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Close proximity to valuable amenities

Factor Fees: £100.00

Ground Rent: £20.83

Lease Length: TBC

Current Rent: £925

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit	£33,000.00
SDLT Charge	£3,960
Legal Fees	£1,000.00
Total Investment	£37,960.00

Projected Investment Return



The monthly rent of this property is currently set at £925 per calendar month.



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.



Returns Based on Rental Income	£925
Mortgage Payments on £99,000.00 @ 5%	£412.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£100.00
Ground Rent	£20.83
Letting Fees	£92.50
Total Monthly Costs	£640.83
Monthly Net Income	£284.17
Annual Net Income	£3,410.04
Net Return	8.98%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,560.04**
Adjusted To

Net Return **4.11%**

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


Annual Net Income **£1,680.00**
Adjusted To

Net Return **4.43%**

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 £165,000.




1 bedroom apartment for sale [+ Add to report](#)


Morville Street, Birmingham

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 7 Aug 2024 by Connells, Birmingham City

66 SQUARE METERS - LARGE APARTMENT | ONE DOUBLE BEDROOM WITH WARDROBES | THIRD FLOOR UPPER FLOOR ...

 Floor plan: [View](#)



1 bedroom apartment for sale [+ Add to report](#)

Sheepcote Street, Birmingham, B16

CURRENTLY ADVERTISED

Marketed from 19 Jul 2024 by Maguire Jackson, Birmingham

Maguire Jackson are pleased to offer to the market this one bedroom property located in Brindley ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

1 bedroom apartment

+ Add to report

Arden Gate, Communication Row

NO LONGER ADVERTISED LET AGREED

Marketed from 6 Aug 2024 to 20 Aug 2024 (13 days) by Places, Birmingham

Spacious One Bedroom One Bathroom | Furnished Apartment | Open-plan Lounge | Secure Fob Entry | L...



£1,000 pcm

1 bedroom apartment

+ Add to report

Arden Gate, 19 William Street, Birmingham

NO LONGER ADVERTISED LET AGREED






Marketed from 29 Jul 2024 to 3 Sep 2024 (35 days) by Places, Birmingham

Spacious One Bedroom One Bathroom | Furnished Apartment | Open-plan Lounge | Secure Fob Entry | L...

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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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?

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