

LET PROPERTY PACK

INVESTMENT INFORMATION

City Road, Birmingham,
B16

214601578

 www.letproperty.co.uk





Property Description

Our latest listing is in City Road, Birmingham, B16

Get instant cash flow of **£2,050** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£2,100** which would provide the investor a Gross Yield of **5.3%** if the rent was increased to market rate.

With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure 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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B16

214601578



Property Key Features

4 Bedroom

2 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,050

Market Rent: £2,100

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £475,000.00 and borrowing of £356,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 475,000.00

25% Deposit £118,750.00

SDLT Charge £35,000

Legal Fees £1,000.00

Total Investment £154,750.00

Projected Investment Return



The monthly rent of this property is currently set at £2,050 per calendar month but the potential market rent is

£ 2,100

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	£2,050	£2,100
Mortgage Payments on £356,250.00 @ 5%	£1,484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£205.00	£210.00
Total Monthly Costs	£1,704.38	£1,709.38
Monthly Net Income	£345.63	£390.63
Annual Net Income	£4,147.50	£4,687.50
Net Return	2.68%	3.03%

Return **Stress Test** Analysis Report



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

Annual Net Income **£487.50**
Adjusted To

Net Return **0.32%**

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


Annual Net Income **-£2,437.50**
Adjusted To

Net Return **-1.58%**

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 £280,000.00.



4 bedroom detached house for sale

Stanmore Road, Edgbaston, Birmingham, B16

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 11 Jul 2024 by Oulsniem, Hagley Road

£475,000

A STUNNING, FOUR BEDROOM DETACHED PROPERTY, providing excellent family sized accommodation and a...


Sold price history: [View](#)

18/11/2009 **£185,000**

EPC: [View](#)

(Approx.) Sqft: **1,238 sq ft** Price (£) per sqft: **£383.73**

[View floor plan](#)



4 bedroom town house for sale

Port Loop, South Loop Square

NO LONGER ADVERTISED **SOLD STC**

Marketed from 5 Jun 2023 to 5 Apr 2024 (305 days) by James Laurence Estate Agents, Edgbaston


£475,000

Four Double Bedrooms | Master Bedroom With Roof Terrace | Private Patio Area | Ensuite Bathroom |...

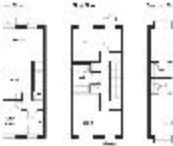
Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,100 based on the analysis carried out by our letting team at **Let Property Management**.



£2,100 pcm



[View floor plan](#)

4 bedroom town house

Rotton Park Street, Port Loop, Edgbaston, B16


NO LONGER ADVERTISED **LET AGREED**

Marketed from 24 Oct 2024 to 20 Jan 2025 (88 days) by Martin & Co, Harborne

Three Storey Town House | Off Road Secure Gated Parking | Two Balconies | Communal Gardens | Thre...

Sold price history:	View
17/02/2021	£380,000
EPC:	View

(Approx.) Sqft: **1,539 sq ft** Price (£) per sqft: **£1.36**



£2,100 pcm

4 bedroom apartment

Norfolk Court, Hagley Road, Edgbaston

NO LONGER ADVERTISED

Marketed from 1 Dec 2021 to 16 Feb 2022 (76 days) by James Laurence Estate Agents, Birmingham

Available NOW | Furnished | Two allocated parking spaces | 4 Double Bedrooms | Option for a top 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: **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.



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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.



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