

# LET PROPERTY PACK

## INVESTMENT INFORMATION

New Coventry Road,  
Birmingham, B26

218758894

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





## Property Description

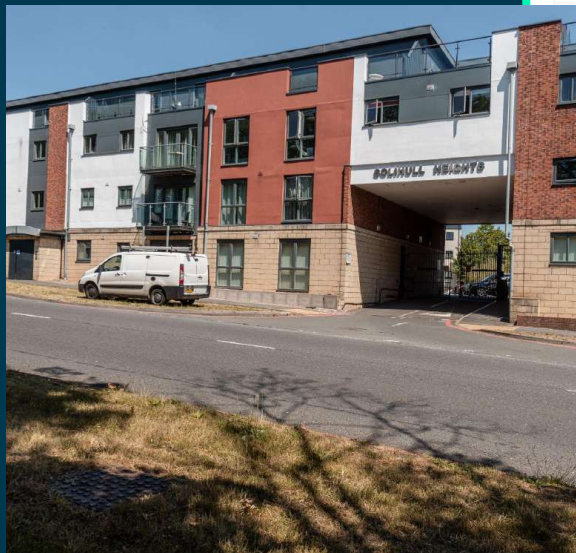
Our latest listing is in New Coventry Road, Birmingham, B26

Get instant cash flow of **£950** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£1,250** which would provide the investor a Gross Yield of **9.4%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



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## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Spacious Lounge and Kitchen**

**Modern and Good Condition**

**Factor Fees: £166.00 pm**

**Ground Rent: Leasehold**

**Lease Length: 112 years**

**Current Rent: £950**

**Market Rent: £1,250**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



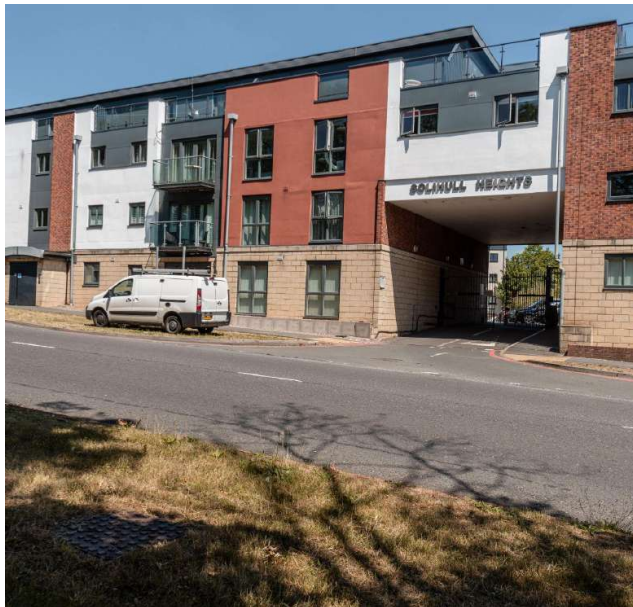
Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 160,000.00

25% Deposit	£40,000.00
SDLT Charge	£8,700
Legal Fees	£1,000.00
Total Investment	£49,700.00

# Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

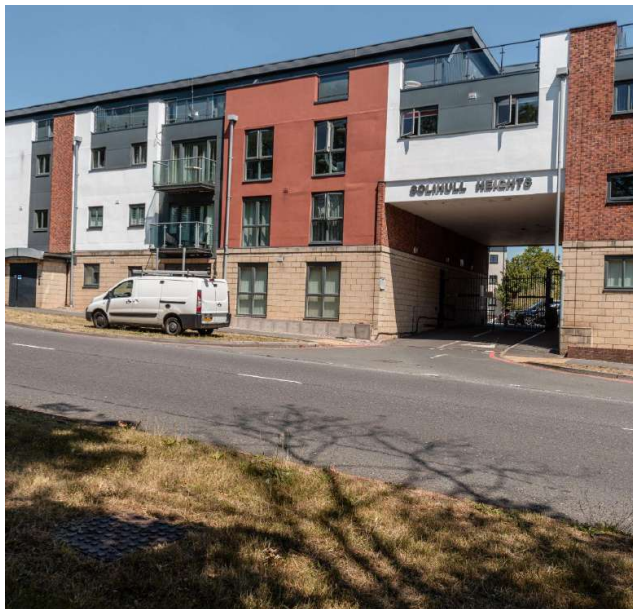


The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,250

Returns Based on Rental Income	£950	£1,250
Mortgage Payments on £120,000.00 @ 5%	£500.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£166.00	
Ground Rent	Leasehold	
Letting Fees	£95.00	£125.00
Total Monthly Costs	£776.00	£806.00
Monthly Net Income	£174.00	£444.00
Annual Net Income	£2,088.00	£5,328.00
Net Return	4.20%	10.72%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,828.00**  
Adjusted To

Net Return                      **5.69%**

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

Annual Net Income      **£2,928.00**  
Adjusted To

Net Return                      **5.89%**



# 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 £170,000.



£170,000

## 2 bedroom apartment for sale

+ Add to report

New Coventry Road, Birmingham, B26

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Oct 2021 to 22 Jul 2022 (277 days) by Strike, Midlands



£140,000

## 2 bedroom flat for sale

+ Add to report

New Coventry Road, Birmingham

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Jun 2023 to 7 Jan 2025 (564 days) by Oakmans Estate Agents, Shirley

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,250 pcm**

## 1 bedroom flat

+ Add to report

New Coventry Road, Birmingham, B26

NO LONGER ADVERTISED

Marketed from 17 Jun 2025 to 27 Jun 2025 (9 days) by More Homes Group, East London



**£950 pcm**

## 2 bedroom apartment

+ Add to report

Solihull Heights, New Coventry Road, Birmingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Nov 2024 to 6 Jan 2025 (58 days) by Melvyn Danes, Shirley

# 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: **1 year**



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.



**LETPROPERTY**