


LET PROPERTY PACK

INVESTMENT INFORMATION

Haunch Lane,
Birmingham, B13

223327503

 www.letproperty.co.uk





Property Description

Our latest listing is in Haunch Lane, Birmingham, B13

Get instant cash flow of **£640** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **8.9%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



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Birmingham, B13

223327503



Property Key Features

1 bedroom

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £640

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit £28,750.00

SDLT Charge £5,750

Legal Fees £1,000.00

Total Investment £35,500.00

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 £640 per calendar month but the potential market rent is



Returns Based on Rental Income	£640	£850
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£64.00	£85.00
Total Monthly Costs	£438.38	£459.38
Monthly Net Income	£201.63	£390.63
Annual Net Income	£2,419.50	£4,687.50
Net Return	6.82%	13.20%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,987.50**
Adjusted To

Net Return **8.42%**

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

Annual Net Income **£2,962.50**
Adjusted To

Net Return **8.35%**

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 £115,000.



£115,000

1 bedroom retirement property for sale

+ Add to report

Highbury Court, 15 Howard Road East, Kings Heath, Birmingham, B13

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Apr 2024 to 10 Jan 2025 (260 days) by Glovers Estate Agents, Kings Heath



£110,000

1 bedroom apartment for sale

+ Add to report

Howard Road East, Kings Heath, Birmingham

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Apr 2024 to 2 Jun 2025 (405 days) by Heritage Estate Agency, Kings Heath

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 flat

+ Add to report

Albert Road, Kings Heath

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Jan 2025 to 3 Mar 2025 (41 days) by Heritage Estate Agency, Kings Heath



£850 pcm

2 bedroom flat

+ Add to report

Hollybank Road, Kings Heath, B13 0RF

NO LONGER ADVERTISED

Marketed from 1 Jul 2025 to 17 Jul 2025 (16 days) by Nicholas George Ltd, Moseley

Kings Heath | Flat | Unfurnished Property | Gas Central Heating | Two Bedrooms | Allocated Parking

Current Tenant Profile



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 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.



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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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