

LET PROPERTY PACK

INVESTMENT INFORMATION

Alfred Knight Way,
Birmingham, B15

222476640

 www.letproperty.co.uk





Property Description

Our latest listing is in Alfred Knight Way, Birmingham, B15

Get instant cash flow of **£1,050** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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

1 bedroom

1 bathroom

Well Maintained Property

Easy Access to Local Amenities

Factor Fees: £200 pm

Ground Rent: £12 pm

Lease Length: 109 years

Current Rent: £1,050

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit	£43,250.00
SDLT Charge	£9,610
Legal Fees	£1,000.00
Total Investment	£53,860.00

Projected Investment Return



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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 £1,050 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£1,050	£1,150
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£200.00	
Ground Rent	£12.00	
Letting Fees	£105.00	£115.00
Total Monthly Costs	£872.63	£882.63
Monthly Net Income	£177.38	£267.38
Annual Net Income	£2,128.50	£3,208.50
Net Return	3.95%	5.96%

Return Stress Test Analysis Report



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

Annual Net Income	£908.50
Adjusted To	
Net Return	1.69%

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

Annual Net Income	£757.50
Adjusted To	
Net Return	1.41%

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 £175,000.



£175,000

1 bedroom apartment for sale

Langley Walk, Birmingham

NO LONGER ADVERTISED

SOLD STC

+ Add to rep

Marketed from 1 Feb 2022 to 26 Aug 2022 (206 days) by Centrick, Birmingham



£175,000

1 bedroom apartment for sale

Mason Way, Edgbaston, Birmingham, B15

NO LONGER ADVERTISED

+ Add to rep

Marketed from 5 Oct 2022 to 13 Oct 2022 (8 days) by Davidson Estates, Edgbaston - HQ

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

1 bedroom flat

+ Add to report

Parkside, Birmingham, B1

NO LONGER ADVERTISED

Marketed from 23 May 2025 to 5 Jun 2025 (12 days) by OpenRent, London



£1,100 pcm

1 bedroom apartment

+ Add to report

Arden Gate, 10 Communication Row, BIRMINGHAM, B15 1DW

NO LONGER ADVERTISED

Marketed from 19 Jun 2024 to 24 Jun 2025 (369 days) by Ying Wah Property, Manchester

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**



Current term of tenancy: **3 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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