

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Holliday Street  
Birmingham, B1 1TB

204891241

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





## Property Description

Our latest listing is in Holliday Street Birmingham, B1 1TB

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

**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...**



Holliday Street  
Birmingham, B1 1TB

204891241



## Property Key Features

**2 bedroom**

**2 bathroom**

**Three Piece Bathroom**

**Close proximity to valuable amenities**

**Factor Fees: £250.00**

**Ground Rent: 275 per year**

**Lease Length: 104**

**Market Rent: £1,400**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £240,000 and borrowing of £180,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 240,000.00

25% Deposit	£60,000.00
SDLT Charge	£7,200
Legal Fees	£1,000.00
Total Investment	£68,200.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,200 per calendar month but the potential market rent is

£ 1,400



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.



<b>Returns Based on Rental Income</b>	<b>£1,400</b>
Mortgage Payments on £180,000.00 @ 5%	<b>£750.00</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£250.00</b>
Ground Rent	<b>275 per year</b>
Letting Fees	<b>£140.00</b>
<b>Total Monthly Costs</b>	<b>£1,155.00</b>
<b>Monthly Net Income</b>	<b>£245.00</b>
<b>Annual Net Income</b>	<b>£2,940.00</b>
<b>Net Return</b>	<b>4.31%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£140.00**  
Adjusted To

Net Return                      **0.21%**

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

Annual Net Income      **-£660.00**  
Adjusted To

Net Return                      **-0.97%**

# 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 £310,000.



£310,000

## 2 bedroom apartment for sale

Centenary Plaza, Holliday Street

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Two Double Bedrooms | Two En-Suite Bathrooms | On Site Gym | Separate Family Bathroom | Fully Fit...

Marketed from 3 Sep 2015 to 16 Feb 2019 (1261 days) by Places, Birmingham



£300,000

## 2 bedroom apartment for sale

Holliday Street, Birmingham

+ Add to report

NO LONGER ADVERTISED

Well-presented two bedroom 7th floor apartment | Open plan living, kitchen dining area | Balcony ...

Marketed from 28 Mar 2023 to 6 Nov 2023 (222 days) by Shipways, Harborne

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £5,500 based on the analysis carried out by our letting team at **Let Property Management**.



£5,500 pcm

## 2 bedroom apartment

Marshall Street, Birmingham, B1

+ Add to report

CURRENTLY ADVERTISED

BILLS AND WIFI INCLUDED | STUNNING FULLY FURNISHED 2 BED APARTMENT | HIGH SPECIFICATION THROUGHOU...

Marketed from 12 Dec 2023 by The Property Concierge, Covering Birmingham



£5,489 pcm

## 2 bedroom apartment

Upper Marshall Street, Birmingham, B1

+ Add to report

CURRENTLY ADVERTISED

High-spec exquisite two-bedroom apartment | Stunning apartments with open-plan living and opulent...

### SOLD PRICE HISTORY



4 Feb 2015	£164,000
9 Aug 2007	£212,500

Marketed from 4 Mar 2022 by Livinc, North Street

# 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.



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

Holliday Street Birmingham, B1 1TB

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

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**