

LET PROPERTY PACK

INVESTMENT INFORMATION

Ryland Street
Birmingham, B16

204769538

 www.letproperty.co.uk





Property Description

Our latest listing is in Ryland Street Birmingham, B16

Get instant cash flow of **£700** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures 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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Property Key Features

Studio Bedroom

1 Bathroom

Open Plan Lounge

Good Condition

Factor Fees: £12.50

Ground Rent: £150.00

Lease Length: 999 years

Current Rent: £700

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£3,600
Legal Fees	£1,000.00
Total Investment	£34,600.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£700	£950
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£12.50	
Ground Rent	£150.00	
Letting Fees	£70.00	£95.00
Total Monthly Costs	£622.50	£647.50
Monthly Net Income	£77.50	£302.50
Annual Net Income	£930.00	£3,630.00
Net Return	2.69%	10.49%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£1,730.00**
Adjusted To

Net Return **5.00%**

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

Annual Net Income **£3,630.00**
Adjusted To

Net Return **10.49%**

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 £90,000.



£114,950

Studio flat for sale

Pioneer, 42 Ryland Street, Birmingham

+ Add to report

NO LONGER ADVERTISED

Studio apartment | Second floor | Located close to Brindley Place and Broad Street

Marketed from 5 Mar 2019 to 16 Sep 2019 (194 days) by Maguire Jackson, Birmingham



£115,000

Studio flat for sale

Pioneer, 42 Ryland Street

+ Add to report

CURRENTLY ADVERTISED

Studio Apartment | Electric Heating | Shower room | Upper Floor | Lift Access | Secure Fob Entry ...

Marketed from 26 Jul 2023 by Places, Birmingham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,450 based on the analysis carried out by our letting team at **Let Property Management**.



£1,450 pcm

Studio flat

Allegro, BIRMINGHAM

+ Add to report

NO LONGER ADVERTISED LET AGREED

TWO BEDROOM | BRAND NEW APARTMENT | FULLY FURNISHED | COMMUNAL CONNECTED LOUNGE | WELLNESS CENTRE...

Marketed from 8 Dec 2023 to 29 Feb 2024 (83 days) by Connells Lettings, Birmingham City



£1,350 pcm

Studio flat

The Mercian, Birmingham, B15

+ Add to report

CURRENTLY ADVERTISED






Zero Deposits | Furnished/Unfurnished Homes | 200m Running Track | Wifi Included | Pet Friendly |...

Marketed from 24 Apr 2024 by Home Made, London

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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **0-2 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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204769538

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.



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