

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hagley Road, Birmingham,  
B16

205874187

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





## Property Description

Our latest listing is in Hagley Road, Birmingham, B16

Get instant cash flow of **£1,100** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

**With long term tenants currently situated and a location that is accessible to various amenities, this property will be the perfect addition to an investors portfolio.**

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



Hagley Road,  
Birmingham, B16

205874187



## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Three Piece Bathroom**

**Factor Fees: £216.60**

**Ground Rent: £300.00**

**Lease Length: 101 Years**

**Current Rent: £1,100**

**Market Rent: £1,200**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 180,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £45,000.00 |
| SDLT Charge      | £5,400     |
| Legal Fees       | £1,000.00  |
| Total Investment | £51,400.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £1,100 per calendar month but the potential market rent is

£ 1,200

| Returns Based on Rental Income        | £1,100            | £1,200           |
|---------------------------------------|-------------------|------------------|
| Mortgage Payments on £135,000.00 @ 5% | £562.50           |                  |
| Est. Building Cover (Insurance)       | £15.00            |                  |
| Approx. Factor Fees                   | £216.60           |                  |
| Ground Rent                           | £300.00           |                  |
| Letting Fees                          | £110.00           | £120.00          |
| <b>Total Monthly Costs</b>            | <b>£1,204.10</b>  | <b>£1,214.10</b> |
| <b>Monthly Net Income</b>             | <b>-£104.10</b>   | <b>-£14.10</b>   |
| <b>Annual Net Income</b>              | <b>-£1,249.20</b> | <b>-£169.20</b>  |
| <b>Net Return</b>                     | <b>-2.43%</b>     | <b>-0.33%</b>    |

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 Adjusted To **-£2,569.20**

Net Return **-5.00%**

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

Annual Net Income Adjusted To **£730.80**

Net Return **1.42%**

# 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 £220,000.



£220,000

## 2 bedroom flat for sale

One Hagley Road, Birmingham, B16 8JA

+ Add to report

NO LONGER ADVERTISED

Two bedroom | One bathroom | 20th floor | Fully integrated kitchen & appliances | Modern intero...

Marketed from 14 Nov 2020 to 5 May 2022 (537 days) by Zuker Property Ltd, Birmingham



£225,000

## 2 bedroom apartment for sale

Metropolitan House, 1 Hagley Road, Birmingham, West Midlands, B16

+ Add to report

NO LONGER ADVERTISED

Stunning Top Floor Penthouse Apartment | Amazing City Centre Views | Two Double Bedrooms | Alloca...

Marketed from 14 Jul 2023 to 19 Sep 2023 (67 days) by John Shepherd, Birmingham



Floorplan

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

## 2 bedroom flat

Metropolitan House, 1 Hagley Road, Birmingham, B16

+ Add to report

NO LONGER ADVERTISED LET AGREED

Kitchen With Appliances | Two Double Bedrooms | House Bathroom Plus En-Suite | Allocated Parking ...

Marketed from 28 Jul 2023 to 21 Sep 2023 (55 days) by John Shepherd Lettings, Birmingham



£1,175 pcm

## 2 bedroom property

Metropolitan House, 1 Hagley Road, Birmingham, West Midlands, B16

+ Add to report

NO LONGER ADVERTISED LET AGREED

City Centre Location | Secure Allocated Parking | On Site Concierge | Gym Access | Spacious Livin...

Marketed from 15 Jan 2024 to 21 Feb 2024 (37 days) by John Shepherd Lettings, Birmingham

# 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: **2 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.



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

Hagley Road, Birmingham, B16

205874187

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**