

# LET PROPERTY PACK

## INVESTMENT INFORMATION

The Boulevard,  
Birmingham, B5 7SE

205652176

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





## Property Description

Our latest listing is in The Boulevard, Birmingham, B5 7SE

Get instant cash flow of **£850** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£890** which would provide the investor a Gross Yield of **6.9%** 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

**1 Bedroom**

**1 Bathroom**

**Spacious Room**

**Easy Access to Local Amenities**

**Factor Fees: £158 pm**

**Ground Rent: £42 pm**

**Lease Length: 125 years**

**Current Rent: £850**

**Market Rent: £890**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 155,000.00

25% Deposit £38,750.00

SDLT Charge £8,350

Legal Fees £1,000.00

**Total Investment £48,100.00**

# Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 890



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.



Returns Based on Rental Income	£850	£890
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£158.00	
Ground Rent	£42.00	
Letting Fees	£85.00	£89.00
Total Monthly Costs	£784.38	£788.38
Monthly Net Income	£65.63	£101.63
Annual Net Income	£787.50	£1,219.50
Net Return	1.64%	2.54%

# Return Stress Test Analysis Report



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

Annual Net Income      **-£560.50**  
Adjusted To

Net Return                      **-1.17%**

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

Annual Net Income      **-£601.50**  
Adjusted To



Net Return                      **-1.25%**



# 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 £159,950.

 <p>£159,950</p>	<p><b>1 bedroom apartment for sale</b></p> <p>Pitmaston Court, Goodby Road, Moseley</p> <p><b>CURRENTLY ADVERTISED</b></p> <p>Marketed from 19 Feb 2025 by Robert Powell, Birmingham</p> <p>A well-appointed one bedroomed apartment within a stylish Art Deco development, set in a quiet an...</p> <p><a href="#">+ Add to report</a></p>
 <p>£157,500</p>	<p><b>1 bedroom apartment for sale</b></p> <p>Pitmaston Court, Goodby Road, Moseley</p> <p><b>NO LONGER ADVERTISED</b> <b>SOLD STC</b></p> <p>Marketed from 27 Apr 2023 to 1 Mar 2024 (309 days) by Centrick, Birmingham</p> <p>Fantastic Moseley Location   Resident Parking Available   Vacant Possession   Large Double Bedro...</p> <p><a href="#">+ Add to report</a></p>

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

## 1 bedroom apartment

+ Add to report

Parkes Avenue, Belgrave Village B12 9AP

NO LONGER ADVERTISED

Marketed from 21 Dec 2023 to 5 Jan 2024 (14 days) by LIV.24, Birmingham

Brand New Ground Floor Apartment | Own Front Door to access | Allocated Parking | Courtyard Private...



£900 pcm

## 1 bedroom apartment

+ Add to report

Viceroy Close, Edgbaston, Birmingham, B5 7UY

CURRENTLY ADVERTISED

Marketed from 16 Apr 2025 by Wentworth & Rose, Harborne

Stunning 1 bedroom mansion apartment | Lovely green outlook close to amenities | Beautifully pres...

# 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: **Moved in within the last 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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