

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Metropolitan House, 1  
Hagley Road, Birmingham,  
B16 8HT

209377211

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





## Property Description

Our latest listing is in Metropolitan House, 1 Hagley Road, Birmingham, B16 8HT

Get instant cash flow of **£925** per calendar month with a **8.4%** Gross Yield for investors.

**With great potential returns and located within a prime rental location in Birmingham, it will make for a reliable long term investment for an investor.**

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



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## Property Key Features

1 Bedroom

1 Bathroom

Modern Kitchen

Spacious room

Factor Fees: £1200 Per year

Ground Rent: £250 Per month

Lease Length: TBC

Current Rent: £925

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit	£33,000.00
SDLT Charge	£3,960
Legal Fees	£1,000.00
Total Investment	£37,960.00

# Projected Investment Return



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	£925
Mortgage Payments on £99,000.00 @ 5%	£412.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£1200 Per year
Ground Rent	£250 Per month
Letting Fees	£92.50
<b>Total Monthly Costs</b>	<b>£520.00</b>
<b>Monthly Net Income</b>	<b>£405.00</b>
<b>Annual Net Income</b>	<b>£4,860.00</b>
<b>Net Return</b>	<b>12.80%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,010.00**  
Adjusted To

Net Return                      **7.93%**

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

Annual Net Income      **£2,880.00**  
Adjusted To

Net Return                      **7.59%**

# 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 £165,000.



£165,000

## 1 bedroom apartment for sale

+ Add to report

Morville Street, Birmingham

CURRENTLY ADVERTISED SOLD STC

Marketed from 7 Aug 2024 by Connells, Birmingham City

66 SQUARE METERS - LARGE APARTMENT | ONE DOUBLE BEDROOM WITH WARDROBES | THIRD FLOOR UPPER FLOOR ...

Floor plan:

View



£165,000

## 1 bedroom apartment for sale

+ Add to report

Sheepcote Street, Birmingham, B16

CURRENTLY ADVERTISED

Marketed from 19 Jul 2024 by Maguire Jackson, Birmingham

Maguire Jackson are pleased to offer to the market this one bedroom property located in Brindley ...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

## 1 bedroom apartment

+ Add to report

Arden Gate, Communication Row

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Aug 2024 to 20 Aug 2024 (13 days) by Places, Birmingham

Spacious One Bedroom One Bathroom | Furnished Apartment | Open-plan Lounge | Secure Fob Entry | L...



£1,000 pcm

## 1 bedroom apartment

+ Add to report

Arden Gate, 19 William Street, Birmingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Jul 2024 to 3 Sep 2024 (35 days) by Places, Birmingham

Spacious One Bedroom One Bathroom | Furnished Apartment | Open-plan Lounge | Secure Fob Entry | L...

# 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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Birmingham, B16 8HT

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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.



**LETPROPERTY**