

## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

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

209377211









#### **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...







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

20937721

## Lounge









## Kitchen





#### **Bedrooms**









## Bathroom





#### **Exterior**





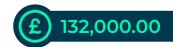
#### **Initial Outlay**





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**



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
Total Monthly Costs	£520.00
Monthly Net Income	£405.00
Annual Net Income	£4,860.00
Net Return	12.80%

#### **Return Stress Test Analysis** Report





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

£3,010.00

Annual Net Income

**Adjusted To** 

**7.93**%

Net Return

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

Annual Net Income

£2,880.00

**Adjusted To** 

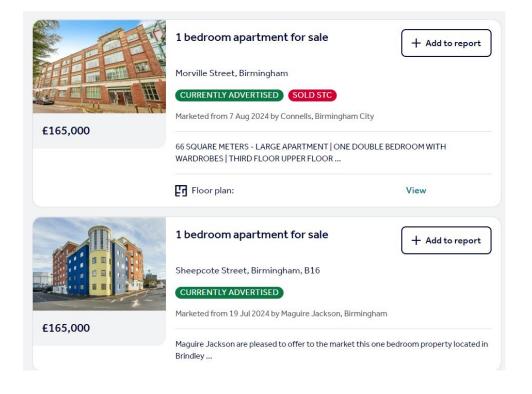
Net Return

7.59%

#### Sale Comparables Report



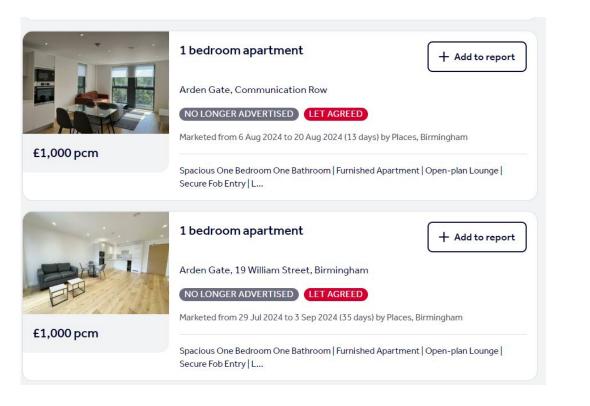
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £165,000.



#### **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.



#### **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: Moved in within the last 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.





# Interested in this property investment?

Call us on **0141 478 0985** 

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

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.

