

LET PROPERTY PACK

INVESTMENT INFORMATION

Metropolitan House, 1 Hagley Road, Birmingham, B16

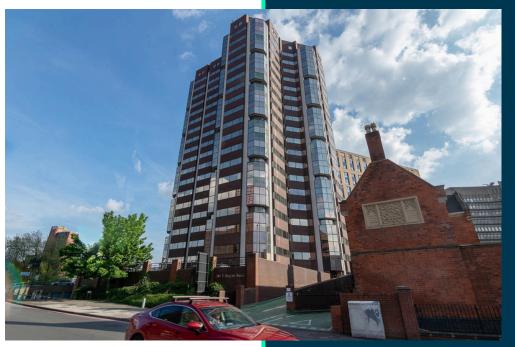
209377211











Property Description

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

Get instant cash flow of £895 per calendar month with a 8.1% 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 oppor tunity...









1 Bedroom 1 Bathroom Spacious Lounge Close Proximity to Valuable Amenities Factor Fees: £0

Ground Rent: TBC

Lease Length: 100 years

Current Rent: £895

Metropolitan House, 1 Hagley Road, Birmingham, B16

20937721

Lounge







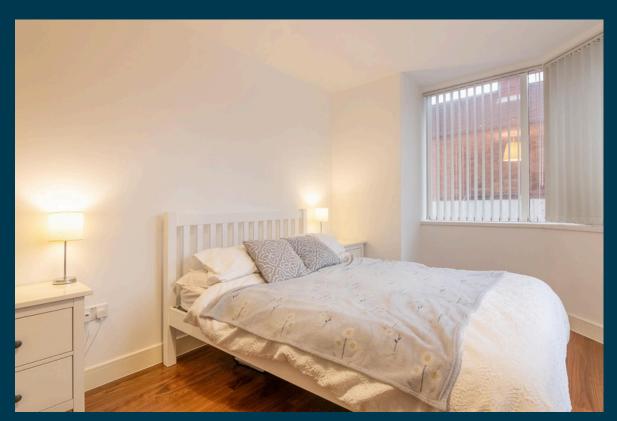
Kitchen





Bedrooms









Bathroom





Exterior







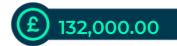
Initial Outlay





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 £6,740

Legal Fees **£ 1,000.00**

Total Investment £40,740.00

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.

The monthly rent of this property is currently set at £895 per calendar month.

Returns Based on Rental Income	£895
Mortgage Payments on £99,000.00 @ 5%	£412.50
Est. Building Cover (Insurance)	£ 15.00
Approx. Factor Fees	£0
Ground Rent	ТВС
Letting Fees	£89.50
Total Monthly Costs	£517.00
Monthly Net Income	£378.00
Annual Net Income	£4,536.00
Net Return	11.13%

Return Stress Test Analysis Repor t





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

Annual Net Income £2,746.00

Adjusted To

Net Return **6.74**%

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

Annual Net Income £2,556.00

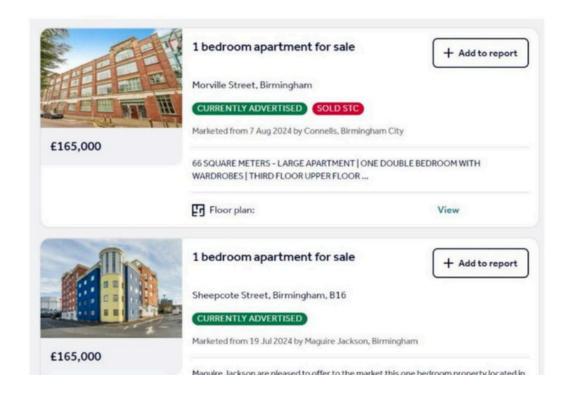
Adjusted To

Net Return **6.27**%

Sale Comparables Report



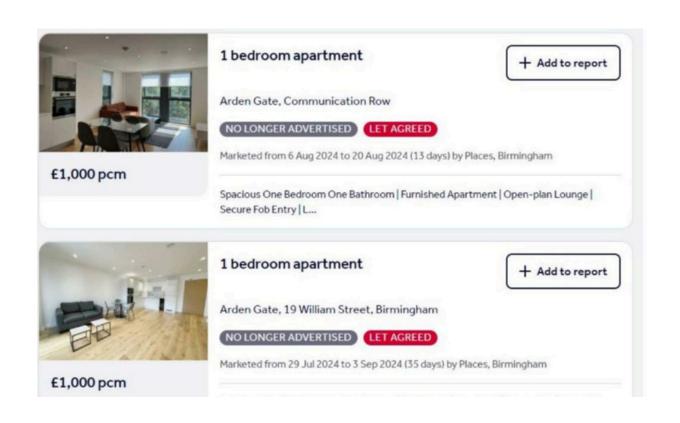
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £165,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 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





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.







Call us on **0141 478 0985**



Metropolitan House, 1 Hagley Road, Birmingham, B16

209377211

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.

