


LET PROPERTY PACK

INVESTMENT INFORMATION

Metropolitan House, 1
Hagley Road, Birmingham,
B16

209377211

 www.letproperty.co.uk





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 opportunity...



Metropolitan House, 1
Hagley Road,
Birmingham, B16

209377211



Property Key Features

1 Bedroom
1 Bathroom
Spacious Lounge
Close Proximity to Valuable
Amenities

Factor Fees: £0

Ground Rent: TBC

Lease Length: 100 years

Current Rent: £895

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

£ 132,000.00

25% Deposit	£33,000.00
SDLT Charge	£6,740
Legal Fees	£ 1,000.00
Total Investment	£40,740.00

Projected Investment Return



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



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	£895
Mortgage Payments on £99,000.00 @ 5%	£412.50
Est. Building Cover (Insurance)	£ 15.00
Approx. Factor Fees	£0
Ground Rent	TBC
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 Report



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.




1 bedroom apartment for sale

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

[+ Add to report](#)



1 bedroom apartment for sale

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



£165,000

[+ Add to report](#)

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**.



 <p>£1,000 pcm</p>	<p>1 bedroom apartment</p> <p>Arden Gate, Communication Row</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 6 Aug 2024 to 20 Aug 2024 (13 days) by Places, Birmingham</p> <p>Spacious One Bedroom One Bathroom Furnished Apartment Open-plan Lounge Secure Fob Entry L...</p> <p>+ Add to report</p>
 <p>£1,000 pcm</p>	<p>1 bedroom apartment</p> <p>Arden Gate, 19 William Street, Birmingham</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 29 Jul 2024 to 3 Sep 2024 (35 days) by Places, Birmingham</p> <p>+ Add to report</p>

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.



www.letproperty.co.uk

Metropolitan House, 1 Hagley Road,
Birmingham, B16

209377211

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