


LET PROPERTY PACK

INVESTMENT INFORMATION

Highcroft Road,
Birmingham, B23 6GS

210838582

 www.letproperty.co.uk





Property Description

Our latest listing is in Highcroft Road, Birmingham, B23 6GS

Get instant cash flow of **£875** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£1,075** which would provide the investor a Gross Yield of **9.8%** 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...



Highcroft Road,
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Property Key Features

2 Bedrooms

1 Bathroom

Well Maintained Property

Spacious Rooms

Factor Fees: £243 pm

Ground Rent: £13 pm

Lease Length: 979 years

Current Rent: £875

Market Rent: £1,075

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	£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 £875 per calendar month but the potential market rent is

£1,075



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	£875	£1,075
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£243.00	
Ground Rent	£13.00	
Letting Fees	£87.50	£107.50
Total Monthly Costs	£771.00	£791.00
Monthly Net Income	£104.00	£284.00
Annual Net Income	£1,248.00	£3,408.00
Net Return	3.06%	8.37%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,258.00**
Adjusted To

Net Return **3.09%**

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

Annual Net Income **£1,584.00**
Adjusted To

Net Return **3.89%**

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 £135,000.



£135,000

2 bedroom flat for sale

City Gate, Erdington, Birmingham

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Sep 2024 to 28 Feb 2025 (174 days) by Waller & Farnworth, Birmingham

Entrance intercom | Reception hall | Lounge/kitchen | Master bedroom en-suite | Second bedroom | ...

+ Add to report



£134,950

2 bedroom flat for sale

The Observatory, Erdington, Birmingham

NO LONGER ADVERTISED

Marketed from 25 Mar 2024 to 23 Jan 2025 (304 days) by Waller & Farnworth, Birmingham

Entrance Intercom | Lift to all floors | Secure basement parking | Lounge - Juliet balcony | Two ...

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

2 bedroom flat

Haigh Crescent, Erdington, Birmingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Sep 2023 to 25 Jan 2024 (120 days) by Rouds, Solihull

+ Add to report

Available Immediately | Modern Apartment | Large Bedrooms | Private Balcony | City Centre Feel | ...



£1,100 pcm

2 bedroom flat

Highcroft Road, Birmingham, B23 6GS

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jan 2025 to 12 Feb 2025 (33 days) by Anderson Residential, Sutton Coldfield

+ Add to report

Duplex Ground Floor Apartment | Set Within A Grand Listed Building | Two Bedrooms | Gated Parking...

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: **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.



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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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