

LET PROPERTY PACK

INVESTMENT INFORMATION

Gillott Road, Birmingham,
B16

212974639

 www.letproperty.co.uk





Property Description

Our latest listing is in Gillott Road, Birmingham, B16

Get instant cash flow of **£2,620** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£3,000** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

With tenants 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...



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Property Key Features

**5 Bedroom Semi-Detached
HMO**

5 Bathrooms

Well-Maintained Property

Spacious Areas

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,620

Market Rent: £3,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £517,000.00 and borrowing of £387,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 517,000.00

25% Deposit	£129,250.00
SDLT Charge	£41,700
Legal Fees	£1,000.00
Total Investment	£171,950.00

Projected Investment Return



The monthly rent of this property is currently set at £2,620 per calendar month but the potential market rent is

£ 3,000



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£2,620	£3,000
Mortgage Payments on £387,750.00 @ 5%	£1,615.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£262.00	£300.00
Total Monthly Costs	£1,892.63	£1,930.63
Monthly Net Income	£727.38	£1,069.38
Annual Net Income	£8,728.50	£12,832.50
Net Return	5.08%	7.46%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,832.50**
Adjusted To

Net Return **3.97%**

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

Annual Net Income **£5,077.50**
Adjusted To

Net Return **2.95%**

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 £550,000.



£550,000

5 bedroom detached house for sale

+ Add to report

Wicket Drive, Edgbaston

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Jun 2024 to 13 Mar 2025 (278 days) by haart, Harborne



£525,000

4 bedroom house for sale

+ Add to report

South Loop Park, Birmingham

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Feb 2024 to 15 Oct 2024 (235 days) by Oakmans Estate Agents, Harborne

CONTEMPORARY PROPERTY | OPEN PLAN LIVING | CANAL SIDE | FOUR DOUBLE BEDROOMS |

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,258 based on the analysis carried out by our letting team at **Let Property Management**.



£3,258 pcm

5 bedroom house

+ Add to report

Rotton Park Road (D2), Edgbaston, Birmingham, West Midlands, B16

CURRENTLY ADVERTISED

Marketed from 7 Jun 2025 by PURPLE FROG ASSET MANAGEMENT LIMITED, Selly Oak

Available from: 1st July 2025 | Deposit (per person): £485 | 2 WCs, 2 Showers | 5 Beds, 5 Doubles...



£3,250 pcm

5 bedroom house

+ Add to report

Daisy Road, Birmingham

NO LONGER ADVERTISED

Marketed from 14 Nov 2023 to 19 Feb 2024 (96 days) by Oakmans Estate Agents, Birmingham

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: **5 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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