

LET PROPERTY PACK

INVESTMENT INFORMATION

Norfolk Road,
Birmingham, B15

219494489

 www.letproperty.co.uk





Property Description

Our latest listing is in Norfolk Road, Birmingham, B15

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **19.2%** if the rent was increased to market rate.

With a location that is ideal for retirements and a rewarding rental income, this would be a great long term investment for an investor.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Fully-Equipped Kitchen

Retirement Home

Factor Fees: TBC

Ground Rent: £29.16 PM

Lease Length: 130 years

Market Rent: £2,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 125,000.00

25% Deposit £31,250.00

SDLT Charge £6,250

Legal Fees £1,000.00

Total Investment £38,500.00

Projected Investment Return



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



Returns Based on Rental Income	£2,000
Mortgage Payments on £93,750.00 @ 5%	£390.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	£29.16
Letting Fees	£200.00
Total Monthly Costs	£634.79
Monthly Net Income	£1,365.22
Annual Net Income	£16,382.58
Net Return	42.55%

Return **Stress Test** Analysis Report



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

Annual Net Income **£12,382.58**
Adjusted To

Net Return **32.16%**

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

Annual Net Income **£14,857.50**
Adjusted To

Net Return **38.59%**

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 £145,000.



£145,000

2 bedroom apartment for sale

+ Add to report

Hagley Road, Edgbaston, B16

NO LONGER ADVERTISED

Marketed from 28 Mar 2022 to 17 Jan 2023 (294 days) by Oulsnam, Hagley Road

A WELL PRESENTED SECOND FLOOR APARTMENT WITH BUILT IN KITCHEN, BATHROOM, BEDROOM AND LIVING ROOM.



£142,000

1 bedroom flat for sale

+ Add to report

Manor Road, Edgbaston, Birmingham, B16

NO LONGER ADVERTISED

Marketed from 21 May 2024 to 20 Jun 2024 (30 days) by Bettermove, Nationwide

1 Bedroom Flat | First Floor Flat | Highly Sought After Location | Tenanted for Immediate Investment

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,250 based on the analysis carried out by our letting team at **Let Property Management**.



£2,250 pcm

1 bedroom apartment

Poplar Road, Bearwood

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Sep 2024 to 13 Sep 2024 (10 days) by Dixons Lettings, Bearwood

+ Add to report



£2,167 pcm

1 bedroom semi-detached house

Alton Road, Birmingham, B29

NO LONGER ADVERTISED

Marketed from 13 Jan 2025 to 22 Jan 2025 (9 days) by Prestige Properties, Birmingham

+ Add to report



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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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