

LET PROPERTY PACK

INVESTMENT INFORMATION

Branston Street,
Birmingham, B18 6BP

220520168

 www.letproperty.co.uk





Property Description

Our latest listing is in Branston Street, Birmingham, B18 6BP

Get instant cash flow of **£850** per calendar month with a **7.29%** Gross Yield for investors.

This property has a potential to rent for **£1,090** which would provide the investor a Gross Yield of **9.34%** 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...



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Property Key Features

2 Bedrooms

2 Bathrooms

Well-kept Flat

Communal Private Parking

Factor Fees: £333 pm

Ground Rent: TBC

Lease Length: 127 years

Current Rent: £850

Market Rent: £1,090

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 161,000.00

25% Deposit £40,250.00

SDLT Charge £8,770

Legal Fees £1,000.00

Total Investment £50,020.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 1,090



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



Returns Based on Rental Income	£850	£1,090
Mortgage Payments on £120,750.00 @ 5%	£503.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£333.00	
Ground Rent	TBC	
Letting Fees	£85.00	£109.00
Total Monthly Costs	£936.13	£960.13
Monthly Net Income	-£86.13	£129.88
Annual Net Income	-£1,033.50	£1,558.50
Net Return	-2.07%	3.12%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£621.50**
Adjusted To

Net Return **-1.24%**

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

Annual Net Income **-£856.50**
Adjusted To

Net Return **-1.71%**

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 £179,950.



£179,950

2 bedroom apartment for sale

+ Add to report

Old Snow Hill, Birmingham, B4

NO LONGER ADVERTISED

Marketed from 6 Jun 2023 to 13 Dec 2024 (555 days) by Principle Estate Management, Birmingham

TOP FLOOR APARTMENT | TWO DOUBLE BEDROOMS | NO UPWARD CHAIN | GREAT CITY LOCATION | PARKING SPACE...



£175,000

2 bedroom flat for sale

+ Add to report

Branston Street, Birmingham

NO LONGER ADVERTISED

Marketed from 6 Mar 2025 to 17 Sep 2025 (195 days) by Connells, Birmingham City

SOUGHT AFTER JQ LOCATION | A MODERN APARTMENT BLOCK | WELL PRESENTED THROUGHOUT | LOUNGE & SEPARA...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

2 bedroom flat

Northwood Street, Birmingham

NO LONGER ADVERTISED

Marketed from 18 Feb 2025 to 4 Jun 2025 (106 days) by Oakmans Estate Agents, Harborne

AVAILABLE MID APRIL | TWO DOUBLE BEDROOMS | EN-SUITE TO MASTER BEDROOM | SEPERATE FAMILY BATHROOM...

+ Add to report



£1,300 pcm

2 bedroom flat

Quartz Building, 10 Hall Street, Birmingham, B18

NO LONGER ADVERTISED

Marketed from 10 Mar 2025 to 18 Mar 2025 (8 days) by John Shepherd Lettings, Birmingham

Integrated kitchen appliances | External facing balcony | One car parking space | House bathroom ...

+ Add to report

Current Tenant Profile



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: **12 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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