

LET PROPERTY PACK

INVESTMENT INFORMATION

Highfield Road,
Birmingham, B28 0HS

222214080

 www.letproperty.co.uk





Property Description

Our latest listing is in Highfield Road, Birmingham, B28 0HS

Get instant cash flow of **£850** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£965** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



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Property Key Features

1 bedroom

1 bathroom

Open Plan Lounge and Dining

Well Equipped Kitchen

Factor Fees: £17 PM

Ground Rent: £165 PM

Lease Length: 85 years

Current Rent: £850

Market Rent: £965

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £162,000.00 and borrowing of £121,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 162,000

25% Deposit	£40,500.00
SDLT Charge	£8,840
Legal Fees	£1,000.00
Total Investment	£50,340.00

Projected Investment Return



The monthly rent of this property is currently set at £850.00 per calendar month but the potential market rent is

£ 965

Returns Based on Rental Income	£850	£965
Mortgage Payments on £121,500.00 @ 5%	£506.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£17.00	
Ground Rent	£165.00	
Letting Fees	£85.00	£96.50
Total Monthly Costs	£788.25	£799.75
Monthly Net Income	£61.75	£165.25
Annual Net Income	£741.00	£1,983.00
Net Return	1.47%	3.94%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£53.00**
Adjusted To

Net Return **0.11%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£1,533.00**
Adjusted To

Net Return **3.05%**

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 £170,000.



£170,000

1 bedroom apartment for sale

Highfield Road, Hall Green, Birmingham

NO LONGER ADVERTISED

Marketed from 13 Feb 2024 to 14 Feb 2024 by Shipways, Shirley

+ Add to report



£169,950

1 bedroom apartment for sale

Highfield Road, Hall Green, Birmingham

NO LONGER ADVERTISED

Marketed from 12 May 2025 to 31 Oct 2025 (172 days) by Melvyn Danes, Shirley

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

1 bedroom apartment

+ Add to report

Robin Hood Lane, Hall Green, Birmingham, B28

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Sep 2011 to 13 Jan 2025 (4882 days) by A.H Field, Birmingham



£925 pcm

1 bedroom apartment

+ Add to report

Robin Hood Lane, Hall Green, Birmingham, B28

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 May 2011 to 18 Mar 2025 (5053 days) by A.H Field, Birmingham

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**



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.



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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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