

LET PROPERTY PACK

INVESTMENT INFORMATION

Maynard Road, Edgbaston,
Birmingham, B16

221133992

 www.letproperty.co.uk





Property Description

Our latest listing is in Maynard Road, Edgbaston, Birmingham, B16

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.3%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



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Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Good condition

Factor Fees: £141.00 pm

Ground Rent: £16.66 pm

Lease Length: 106 years

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £144,000.00 and borrowing of £108,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 144,000.00

25% Deposit	£36,000.00
SDLT Charge	£7,580
Legal Fees	£1,000.00
Total Investment	£44,580.00

Projected Investment Return



The monthly rent of this property is currently set at £0 per calendar month but the potential market rent is

£ 1,000

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



Returns Based on Rental Income	£1,000
Mortgage Payments on £108,000.00 @ 5%	£450.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£141.00
Ground Rent	£16.66
Letting Fees	£100.00
Total Monthly Costs	£722.66
Monthly Net Income	£277.34
Annual Net Income	£3,328.08
Net Return	7.47%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,328.08**
Adjusted To

Net Return **2.98%**

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

Annual Net Income **£1,368.00**
Adjusted To

Net Return **3.07%**

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 ground floor flat for sale

Maynard Road, Edgbaston, Birmingham

CURRENTLY ADVERTISED

Marketed from 21 Jun 2024 by Henley Charles, Handsworth



£130,000

2 bedroom apartment for sale

Maynard Road, Edgbaston, Birmingham

NO LONGER ADVERTISED

Marketed from 17 Apr 2023 to 5 Jul 2024 (444 days) by Just Move Estate Agents & Lettings, Great Barr

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom apartment

Herbert James Close, Smethwick, B66

NO LONGER ADVERTISED

Marketed from 24 Sep 2025 to 30 Oct 2025 (36 days) by EZ Homes, Birmingham



£1,050 pcm

2 bedroom apartment

Wicket Drive, Edgbaston

NO LONGER ADVERTISED

Marketed from 21 Aug 2025 to 6 Sep 2025 (15 days) by Just Move Estate Agents & Lettings, Great Barr

+ 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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