

LET PROPERTY PACK

INVESTMENT INFORMATION

Ryland Street,
Birmingham, B16

226834568

 www.letproperty.co.uk





Property Description

Our latest listing is in Ryland Street, Birmingham, B16

Get instant cash flow of **£750** per calendar month with a **4.6%** Gross Yield for investors.

This property has a potential to rent for **£790** which would provide the investor a Gross Yield of **4.9%** 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...



Ryland Street,
Birmingham, B16

226834568



Property Key Features

Studio Type

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £70.00 PM

Ground Rent: £20.83 PM

Lease Length: 104 years

Current Rent: £750

Market Rent: £790

Lounge



Kitchen



Bedroom



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £195,000.

ASSUMED PURCHASE PRICE

£ 195,000

SDLT Charge **£11,150**

Legal Fees **£1,000**

Total Investment **£207,150**

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£790



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



Returns Based on Rental Income	£750	£790
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£70.00	
Ground Rent	£20.83	
Letting Fees	£75.00	£79.00
Total Monthly Costs	£180.83	£184.83
Monthly Net Income	£569.17	£605.17
Annual Net Income	£6,830.04	£7,262.04
Net Return	3.30%	3.51%

Return **Stress Test** Analysis Report



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



Annual Net Income **£5,682**
Adjusted To

Net Return **2.74%**

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 £235,000.



Studio apartment for sale

+ Add to report

St Pauls Square, Jewellery Quarter

NO LONGER ADVERTISED

Marketed from 26 Mar 2025 to 26 Mar 2025 by Eight8 Property, Birmingham

£277,500



Property for sale

+ Add to report

Flat 16, The Bank, Sheepcote Street, Birmingham, West Midlands, B16

NO LONGER ADVERTISED

Marketed from 29 Apr 2024 to 8 May 2024 (9 days) by Allsop, Auction

£235,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

Studio flat

+ Add to report

Europa (Jupiter), Sherborne Street, B16 8FQ

NO LONGER ADVERTISED LET AGREED

Marketed from 28 Aug 2024 to 18 Oct 2024 (50 days) by FleetMilne, Birmingham



£825 pcm

Studio flat

+ Add to report

Liberty Place, Sheepcote Street

NO LONGER ADVERTISED LET AGREED

Marketed from 2 Jul 2024 to 16 Aug 2024 (44 days) by Places, 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.



www.letproperty.co.uk

Ryland Street, Birmingham, B16

PROPERTY ID: 226834568

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.



LETPROPERTY