

LET PROPERTY PACK

INVESTMENT INFORMATION

Swan Gardens,
Birmingham, B23

226210871

 www.letproperty.co.uk





Property Description

Our latest listing is in Swan Gardens, Birmingham, B23

Get instant cash flow of **£750** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£765** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Swan Gardens,
Birmingham, B23

226210871



Property Key Features

1 Bedroom

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £102.50 PM

Ground Rent: £20.00 PM

Lease Length: 55 Years

Current Rent: £750 PM

Market Rent: £765 PM

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 65,000

| | |
|------------------|---------|
| SDLT Charge | £3,250 |
| Legal Fees | £1,000 |
| Total Investment | £69,250 |

Projected Investment Return



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

£ 765



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



| Returns Based on Rental Income | £750 | £765 |
|---------------------------------|------------------|------------------|
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £102.50 | |
| Ground Rent | £20.00 | |
| Letting Fees | £75.00 | £76.50 |
| Total Monthly Costs | £212.50 | £214.00 |
| Monthly Net Income | £537.50 | £551.00 |
| Annual Net Income | £6,450.00 | £6,612.00 |
| Net Return | 9.31% | 9.55% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,082**
Adjusted To

Net Return **7.34%**



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 £120,000.



£120,000

1 bedroom penthouse for sale

+ Add to

Nexus Point, Edwards Road, Erdington, B24

NO LONGER ADVERTISED

Marketed from 4 Feb 2025 to 28 Jan 2026 (357 days) by Martin & Co, Birmingham City



£115,000

1 bedroom flat for sale

+ Add to

Edwards Road, Birmingham, West Midlands, B24

NO LONGER ADVERTISED

Marketed from 28 Mar 2025 to 3 Nov 2025 (220 days) by John Shepherd, Birmingham

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**.



£800 pcm

1 bedroom flat

+ Add to report

Summer Road, Birmingham, B23

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Jan 2020 to 28 Jul 2025 (2032 days) by JR Estates, Selly Park



£775 pcm

1 bedroom flat

+ Add to report

Enterprise House, Birmingham, B23

NO LONGER ADVERTISED

Marketed from 29 Sep 2025 to 9 Oct 2025 (9 days) by OpenRent, London

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

Swan Gardens, Birmingham, B23

PROPERTY ID: 12345678

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