LET PROPERTY PACK

INVESTMENT INFORMATION

Maynard Road,
Birmingham, B16

230217426

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LETPROPERTY



Property Description

Our latest listing is in Maynard Road, Birmingham, B16

Get instant cash flow of **£900** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£1,025** which would provide the investor a Gross Yield of **10.3%** 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

2 bedrooms

1 bathroom

Spacious Living Spaces

Easy access to local amenities

Factor Fees: £250.00 PM

Ground Rent: £16.66 PM

Lease Length: 106 years

Current Rent: £900

Market Rent: £1,025

Lounge







Kitchen

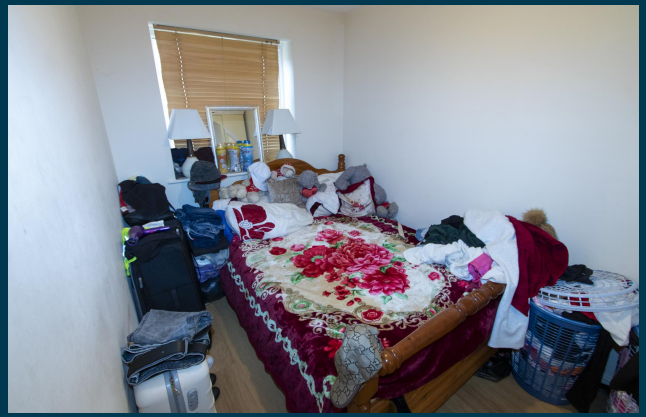




Bedrooms







Bathroom





Exterior







Initial Outlay



Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	**£30,000.00**
SDLT Charge	**£6,000**
Legal Fees	**£1,000.00**
Total Investment	**£37,000.00**

Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is £ 1,025

Returns Based on Rental Income	£900	£1,025
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£250.00	
Ground Rent	£16.66	
Letting Fees	£90.00	£102.50
Total Monthly Costs	£746.66	£759.16
Monthly Net Income	£153.34	£265.84
Annual Net Income	£1,840.08	£3,190.08
Net Return	4.97%	8.62%

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 Adjusted To	**£1,140.08**
Net Return	**3.08%**

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

Annual Net Income Adjusted To	**£1,590.00**
Net Return	**4.30%**

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 £130,000.



£130,000

2 bedroom flat for sale

+ Add to report

Gillott Road, Birmingham, West Midlands, B16

NO LONGER ADVERTISED

Marketed from 7 Jul 2023 to 4 Apr 2024 (271 days) by Your Move, Dudley



£125,000

2 bedroom flat for sale

+ Add to report

Kinsey Road, Smethwick

NO LONGER ADVERTISED

Marketed from 26 Dec 2024 to 1 Dec 2025 (340 days) by Connells, B'ham West - Bearwood

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 flat

+ Add to report

Waterloo Road, Smethwick, Birmingham

NO LONGER ADVERTISED

Marketed from 26 Feb 2024 to 6 Mar 2024 (8 days) by Meridian Estates, Smethwick



£1,050 pcm

2 bedroom flat

+ Add to report

George Dixon Road, Birmingham, B17

NO LONGER ADVERTISED

Marketed from 30 Jan 2023 to 2 Feb 2023 (2 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: **10 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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