LET PROPERTY PACK

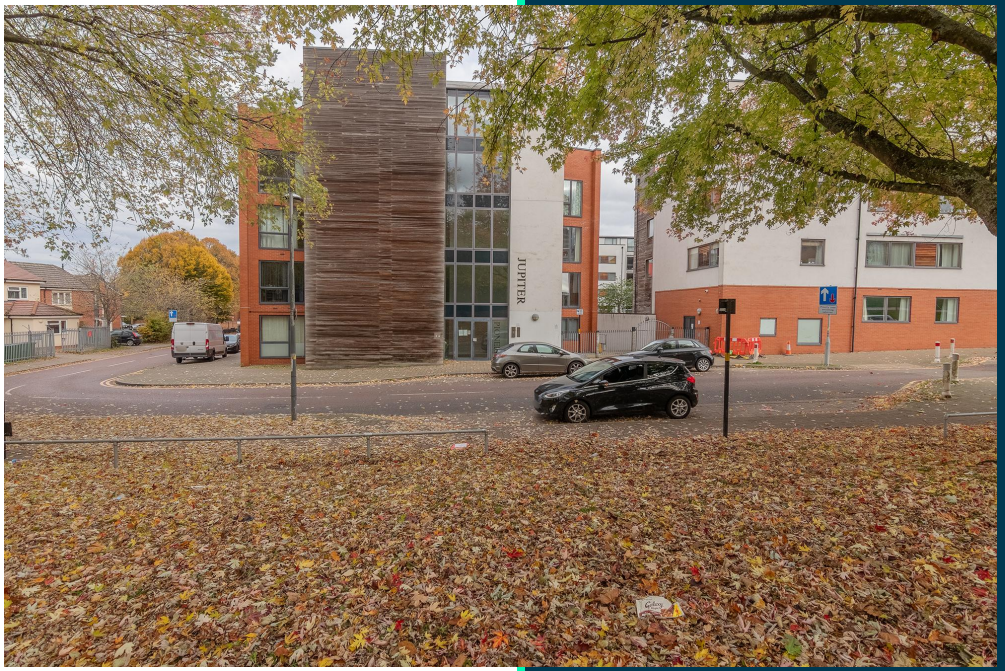
INVESTMENT INFORMATION

42 Ryland Street,
Birmingham, B16

226688575

www.letproperty.co.uk





Property Description

Our latest listing is in 42 Ryland Street, Birmingham, B16

Get instant cash flow of **£750** per calendar month with a **10.0%** Gross Yield for investors.

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...



42 Ryland Street,
Birmingham, B16

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Property Key Features

- Studio
- 1 Bathroom
- Spacious Rooms
- Close proximity to valuable amenities
- Factor Fees: £133.00 PM
- Ground Rent: £150.00 PM
- Lease Length: 102 years
- Current Rent: £750

Lounge







Kitchen





Bedrooms







Bathroom

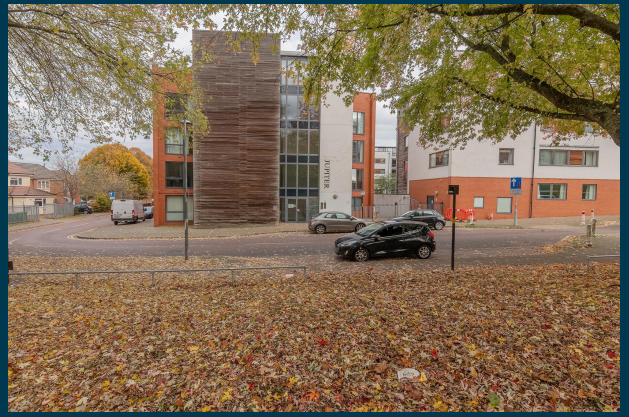






Exterior


PIONEER
PIONEER HOUSE
FIRE SAFETY INFORMATION
PID


JUPITER


JUPITER

Initial Outlay



Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 90,000.00

25% Deposit	**£22,500.00**
SDLT Charge	**£4,500**
Legal Fees	**£1,000.00**
Total Investment	**£28,000.00**

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month

Returns Based on Rental Income	**£750**
Mortgage Payments on £67,500.00 @ 5%	**£281.25**
Est. Building Cover (Insurance)	**£15.00**
Approx. Factor Fees	**£0.00**
Ground Rent	**£150.00**
Letting Fees	**£75.00**
Total Monthly Costs	**£521.25**
Monthly Net Income	**£228.75**
Annual Net Income	**£2,745.00**
Net Return	**9.80%**

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	**£1,245.00**
Net Return	**4.45%**

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

Annual Net Income Adjusted To	**£3,195.00**
Net Return	**11.41%**

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 £140,000.



£140,000

1 bedroom apartment for sale

− Remove

Pioneer, 42 Ryland Street, Birmingham City Centre, B16 8BZ

NO LONGER ADVERTISED SOLD STC

Marketed from 11 Aug 2021 to 27 Feb 2022 (199 days) by eXp UK, West Midlands



£117,500

Studio apartment for sale

+ Add to report

Callisto, 38 Ryland Street

NO LONGER ADVERTISED

Marketed from 21 May 2019 to 19 Oct 2020 (517 days) by Places, Birmingham

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

Studio apartment

+ Add to report

Callisto, 38 Ryland Street

NO LONGER ADVERTISED LET AGREED

Marketed from 14 Mar 2025 to 1 Apr 2025 (17 days) by Viva, Birmingham



£750 pcm

Studio flat

+ Add to report

Sinope, 58 Sherborne Street

NO LONGER ADVERTISED LET AGREED

Marketed from 27 Jun 2025 to 29 Jun 2025 (2 days) by Viva, 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 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

42 Ryland Street, Birmingham, B16

226688575

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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