

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Maypole Close,  
Birmingham, B14

225634778

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Maypole Close, Birmingham, B14

Get instant cash flow of **£850** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£1,084** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

**Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.**

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



Maypole Close,  
Birmingham, B14

225634778



## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Kept in good condition**

**Ideally situated for local amenities**

**Factor Fees: £145.00 PM**

**Ground Rent: £25.00 PM**

**Lease Length: 130 years**

**Current Rent: £850 PM**

**Market Rent: £1,084 PM**

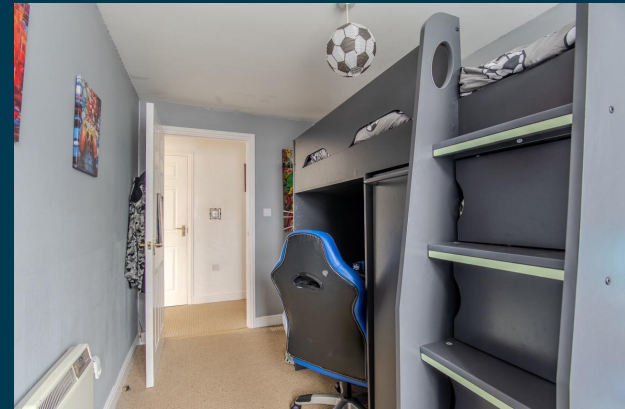
# Lounge



# Kitchen



# Bedroom



# Bathroom



# Exterior





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 145,000.00**

25% Deposit	<b>£36,250.00</b>
SDLT Charge	<b>£7,650</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£44,900.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 1,084



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



Returns Based on Rental Income	£850	£1,084
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£145.00	
Ground Rent	£25.00	
Letting Fees	£85.00	£108.40
<b>Total Monthly Costs</b>	<b>£723.13</b>	<b>£746.53</b>
<b>Monthly Net Income</b>	<b>£126.88</b>	<b>£337.48</b>
<b>Annual Net Income</b>	<b>£1,522.50</b>	<b>£4,049.70</b>
<b>Net Return</b>	<b>3.39%</b>	<b>9.02%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,881.70**  
Adjusted To

Net Return                      **4.19%**

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

Annual Net Income      **£2,174.70**  
Adjusted To

Net Return                      **4.84%**

# 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 £155,000.



£155,000

## 2 bedroom ground maisonette for sale

+ Add to

Wychem Farm Road, Maypole

NO LONGER ADVERTISED **SOLD STC**

Marketed from 2 Dec 2021 to 27 Jun 2022 (206 days) by Smart Homes Ltd, Shirley



£145,000

## 2 bedroom flat for sale

+ Add to report

Maypole Close, Birmingham, West Midlands, B14

NO LONGER ADVERTISED **SOLD STC**

Marketed from 21 Mar 2025 to 1 Dec 2025 (254 days) by Dixons, Kings Heath

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

## 2 bedroom semi-detached house

+ Add to report

Highters Road, Birmingham, B14

NO LONGER ADVERTISED

Marketed from 28 May 2025 to 6 Jun 2025 (8 days) by Leaders Lettings, Kings Norton



£1,150 pcm

## 2 bedroom semi-detached house

+ Add to report

Highters Road, Birmingham, West Midlands, B14






NO LONGER ADVERTISED

Marketed from 18 Apr 2025 to 9 May 2025 (21 days) by Oulsnam, Barnt Green

# 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: **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](http://www.letproperty.co.uk)

Maypole Close, Birmingham, B14

225634778

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**