

LET PROPERTY PACK

INVESTMENT INFORMATION

Ryland Street,
Birmingham, B16

228515132

 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 **10.1%** Gross Yield for investors.

This property has a potential to rent for **£777** which would provide the investor a Gross Yield of **10.5%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Ryland Street,
Birmingham, B16

228515132



Property Key Features

Studio Flat

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £133.33 pm

Ground Rent: £12.50 pm

Lease Length: 103 years

Current Rent: £750

Market Rent: £777

Living Spaces



Kitchen



Bathroom



Exterior





Figures based on assumed purchase price of £89,000.00 and borrowing of £66,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 89,000.00

25% Deposit	£22,250.00
SDLT Charge	£4,450
Legal Fees	£1,000.00
Total Investment	£27,700.00

Projected Investment Return



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

£ 777

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



Returns Based on Rental Income	£750	£777
Mortgage Payments on £66,750.00 @ 5%	£278.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£133.33	
Ground Rent	£12.50	
Letting Fees	£75.00	£77.70
Total Monthly Costs	£513.96	£516.66
Monthly Net Income	£236.05	£260.35
Annual Net Income	£2,832.54	£3,124.14
Net Return	10.23%	11.28%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,570.14**
Adjusted To

Net Return **5.67%**

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

Annual Net Income **£1,939.14**
Adjusted To

Net Return **7.00%**

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 £125,000.



£125,000

Studio flat for sale

The Bank Tower (Tower One), 60 Sheepcote Street, Brindley Place

CURRENTLY ADVERTISED

SOLD STC

Marketed from 14 May 2026 by James Laurence Estate Agents, Birmingham



£99,000

Studio flat for sale

Ryland Street, Birmingham, West Midlands, B16

NO LONGER ADVERTISED

Marketed from 22 Apr 2025 to 17 Jul 2026 (450 days) by Dixons, Birmingham City Centre

+ A

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

Studio flat

+ Add to req

The Bank Tower (Tower One), 60 Sheepcote Street, Brindley Place

NO LONGER ADVERTISED

Marketed from 12 Jul 2026 to 26 Aug 2026 (44 days) by James Laurence Estate Agents, Birmingham



£900 pcm

Studio apartment

The Bank Tower (Tower One), 60 Sheepcote Street, Brindley Place

CURRENTLY ADVERTISED

Marketed from 19 Aug 2026 by James Laurence Estate Agents, 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**



Current term of tenancy: **3 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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

228515132

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