

## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Ryland Street Birmingham, B16

204769538











## **Property Description**

Our latest listing is in Ryland Street Birmingham, B16

Get instant cash flow of £700 per calendar month with a 7.0% Gross Yield for investors.

This property has a potential to rent for £950 which would provide the investor a Gross Yield of 9.5% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Ryland Street Birmingham, B16



Studio Bedroom

1 Bathroom

**Open Plan Lounge** 

**Good Condition** 

Factor Fees: £12.50

Ground Rent: £150.00

Lease Length: 999 years

**Current Rent: £700** 

Market Rent: £950

204769538

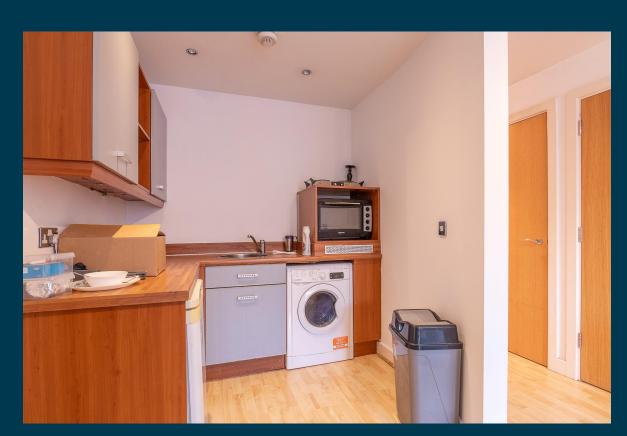
## Lounge





## Kitchen







## **Bedrooms**







## **Bathroom**







## **Exterior**









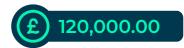
## **Initial Outlay**





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**



25% Deposit **£30,000.00** 

SDLT Charge £3,600

Legal Fees £1,000.00

Total Investment £34,600.00

### **Projected Investment Return**





Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

Returns Based on Rental Income	£700	£950
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£12.50	
Ground Rent	£150.00	
Letting Fees	£70.00	£95.00
Total Monthly Costs	£622.50	£647.50
Monthly Net Income	£77.50	£302.50
Annual Net Income	£930.00	£3,630.00
Net Return	2.69%	10.49%

## Return Stress Test Analysis Report





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

Annual Net Income

£1,730.00

Adjusted To

Net Return

5.00%

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

Annual Net Income

£3,630.00

Adjusted To

Net Return

10.49%

### 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 £90,000.



£114,950

#### Studio flat for sale

Pioneer, 42 Ryland Street, Birmingham

#### NO LONGER ADVERTISED

Studio apartment | Second floor | Located close to Brindley Place and Broad Street

Marketed from 5 Mar 2019 to 16 Sep 2019 (194 days) by Maguire Jackson, Birmingham



£115,000

#### Studio flat for sale

Pioneer, 42 Ryland Street

#### **CURRENTLY ADVERTISED**

Studio Apartment | Electric Heating | Shower room | Upper Floor | Lift Access | Secure Fob Entry ...

Marketed from 26 Jul 2023 by Places, Birmingham

+ Add to report

+ Add to report

### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,450 based on the analysis carried out by our letting team at Let Property Management.



£1,450 pcm

#### Studio flat

Allegro, BIRMINGHAM

NO LONGER ADVERTISED

LET AGREED

TWO BEDROOM | BRAND NEW APARTMENT | FULLY FURNISHED | COMMUNAL CONNECTED LOUNGE | WELLNESS CENTRE...

Marketed from 8 Dec 2023 to 29 Feb 2024 (83 days) by Connells Lettings, Birmingham City



#### CURRENTLY ADVERTISED

Zero Deposits | Furnished/Unfurnished Homes | 200m Running Track | Wifi Included | Pet Friendly ...

£1,350 pcm

Marketed from 24 Apr 2024 by Home Made, London

+ Add to report

+ Add to report

#### **Current Tenant Profile**



As this property is currently tenanted, 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: **0-2 years** 



Standard Tenancy Agreement In Place: **YES** 



Payment history: On time for length of tenancy



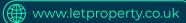
Fully compliant tenancy: YES

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.







# Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985** 

Ryland Street Birmingham, B16



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.