

# R2R - SA INVESTMENT

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SEPTEMBER 25, 2020 – BRADFORD  
STREET, BIRMINGHAM, B12

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**SAVVY SOURCING**

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BIRMINGHAM, B12

Brand New – Furnished 2 Bedroom, 2 Bathroom Apartment





Spacious 2 bedroom, 2 bathroom apartment located within in Birmingham City Centre within walking distance of New Street train station and The Mailbox. This apartment is offered on a fully furnished basis.

***£1018 NET PROFIT BASED ON 70% OCCUPANCY***

## PROJECTED INVESTMENT FINANCIALS

### Income

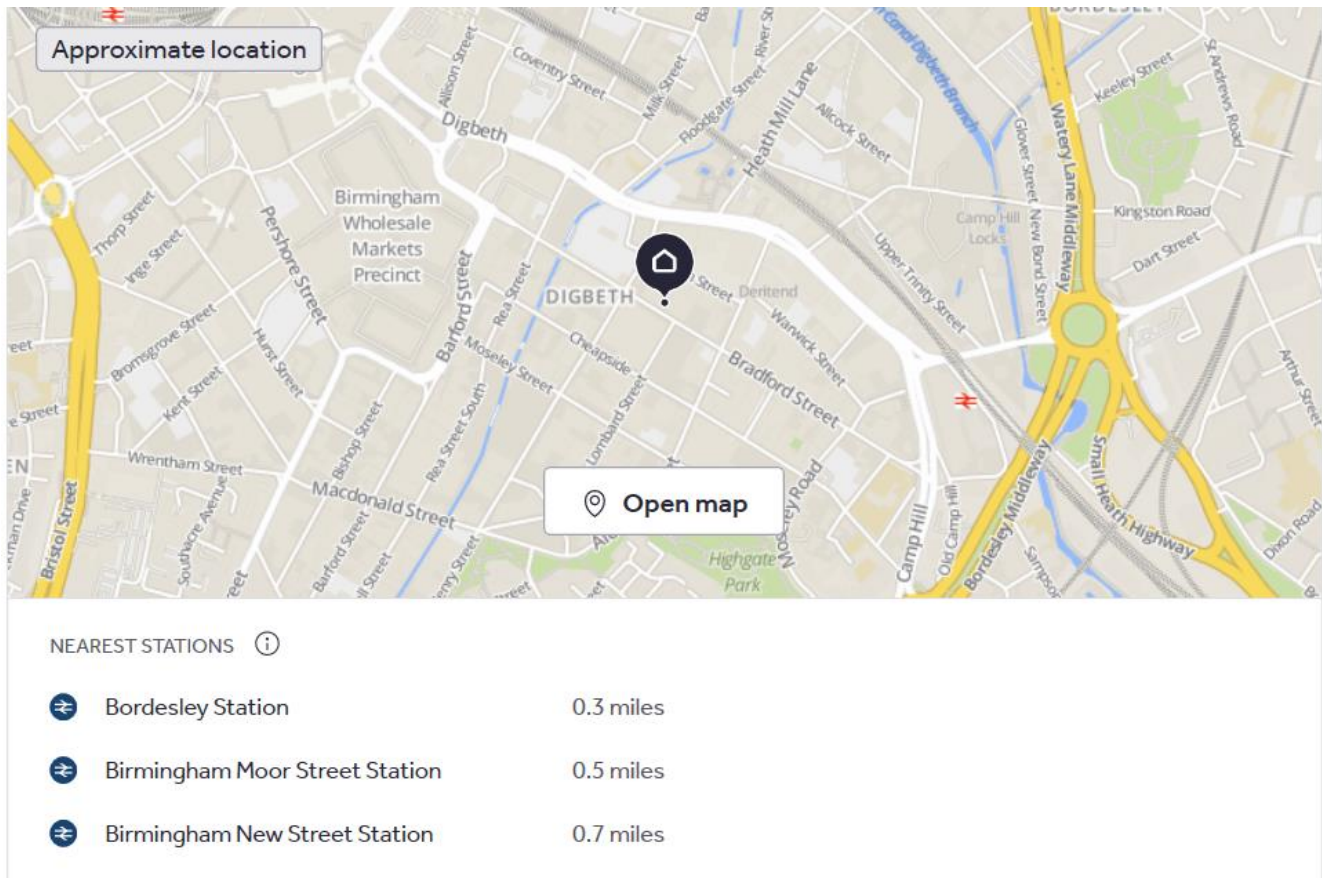
<b>Term:</b>	<b>3 Years</b>	
<b>Tenancy Deposit:</b>	<b>£1375</b>	
<b>Average Nightly Rate:</b>	<b>£140</b>	
<b>Occupancy</b>	<b>70%</b>	
<b>Total Monthly Income</b>	<b>£2980</b>	<b>PCM</b>

### Expenditure

<b>Rent</b>	<b>£1100</b>	<b>PCM</b>
<b>Council Tax/Utilities</b>	<b>£266</b>	<b>PCM</b>
<b>Mgt Fee @ 20%</b>	<b>£596</b>	<b>PCM</b>
<b>Total Monthly Expenditure</b>	<b>£1962</b>	<b>PCM</b>

<b>Net Profit PCM</b>	<b>£1,018</b>
<b>Net Profit PA</b>	<b>£12,216</b>
<b>Net Profit 3 Year Term</b>	<b>£36,648</b>
<b>Sourcing Fee</b>	<b>£3,000</b>

## LOCATION



The property is ideally located just moments away from Birmingham’s thriving City Centre, while still being within a short walk to Birmingham New Street, Grand Central and Birmingham City University. There are also plenty of entertainment facilities and eateries in the local area, which are either a short walk or short drive away from the property.

## The Property

This brand-new collection of apartments is ideally positioned in Birmingham City Centre, close to all the amenities that the city has to offer. The apartments have been designed and finished to the highest standards. The property comprises of a spacious living/dining/kitchen area, 2 bedrooms, modern family bathroom, an ensuite and utility cupboard providing ample storage space. The kitchen is fully integrated with tile splash backs, integrated oven, induction hob, dishwasher, fridge/freezer and washer/dryer.



### Disclaimer

In accordance to the property mis-descriptions act (1991), Savvy Sourcing Ltd have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. Savvy Sourcing Ltd have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and floor plans referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All details including but not limited to, values, rents, licensing, projected returns, leases, service charges, ground rent, distances, council tax, water, gas and electric are given as a guide only and should be checked and confirmed by you or your solicitor prior to signing contracts. Savvy Sourcing Ltd cannot be held liable for any losses whatsoever incurred as a result of any decisions made from relying on this report. The copyright of all details, photographs and floor plans remain exclusive to Savvy Sourcing Ltd. Registered in England & Wales under the registered Company No: 12470133. Trading address: 20-22 Wenlock Road, London, England, N1 7GU.