



# BIRMINGHAM B15 RENT TO SERVICED ACCOMMODATION

JOINT VENTURE

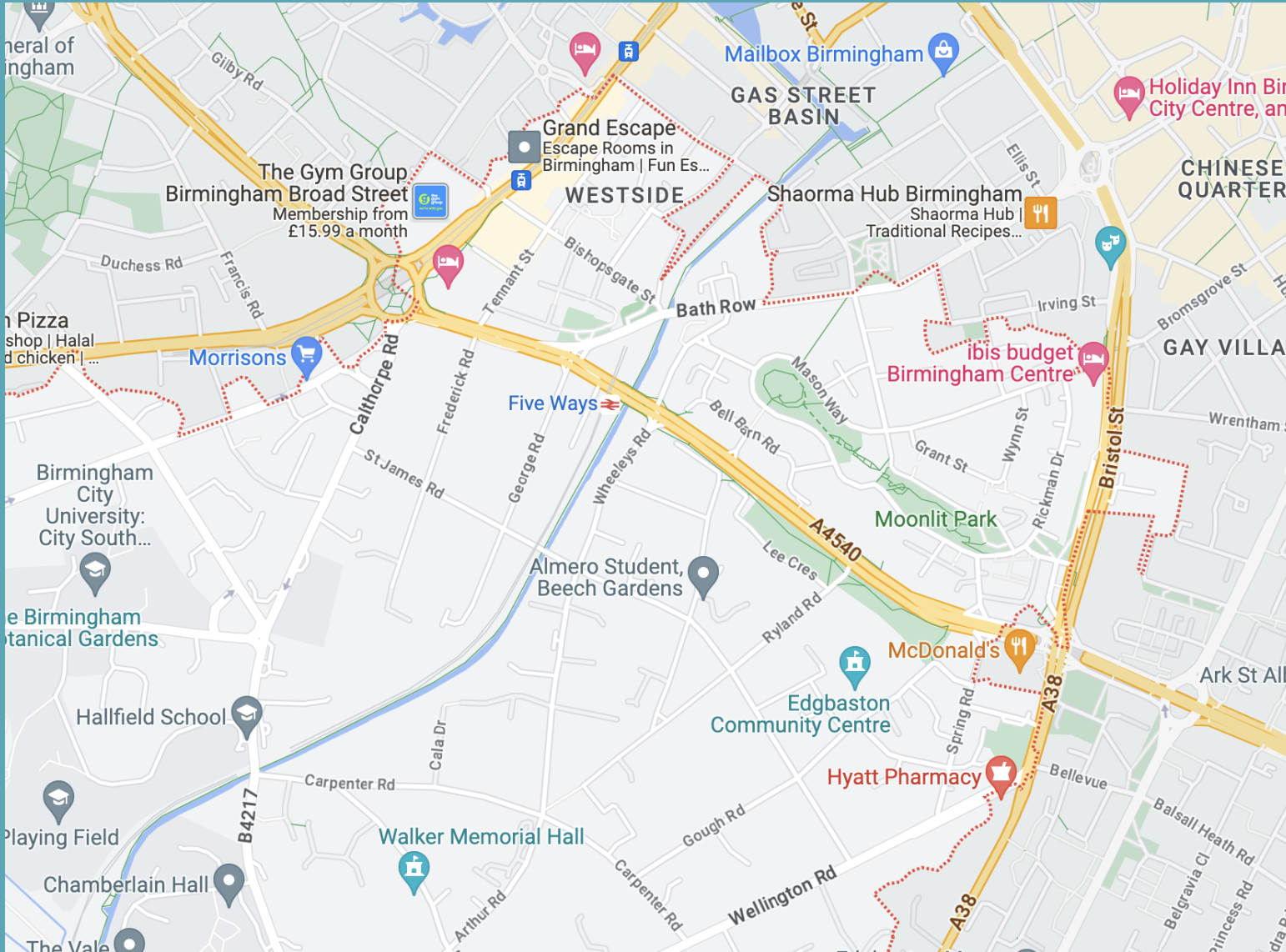
2 BEDROOM HOUSE | 2 BATHROOMS | FIVE WAYS | CITY CENTER



FEATURES OF THE PROPERTY

**2 LARGE BEDROOMS**  
**2 BATHROOMS**  
**1 KITCHEN & LOUNGE**  
**1 LIVING ROOM**  
**FREE PARKING**  
**SPREAD ACROSS 3 FLOORS**  
**FURNISHED WITH WHITE GOODS**  
**STORAGE SPACE**  
**BEHIND FIVE WAYS**  
**LONG TERM RENTAL**





# LOCATION

Birmingham B15, Five Ways Estate

CITY CENTER LIVING

BROAD STREET

NEARBY BIRMINGHAM HILTON,  
IBIS, HOTELS

ACCESS TO TRANSPORT LINKS AND  
FIVE WAYS TRAIN STATION

NEARBY GYM GROUP

NEARBY LEISURE PARK

NEARBY RESTAURANTS, HOSPITAL,  
ARCADE CENTERS

FEW MINS WALK TO VICTORIA  
SQUARE, MAIL BOX, HIGH STREET

## VIEWS FROM THE PROPERTY

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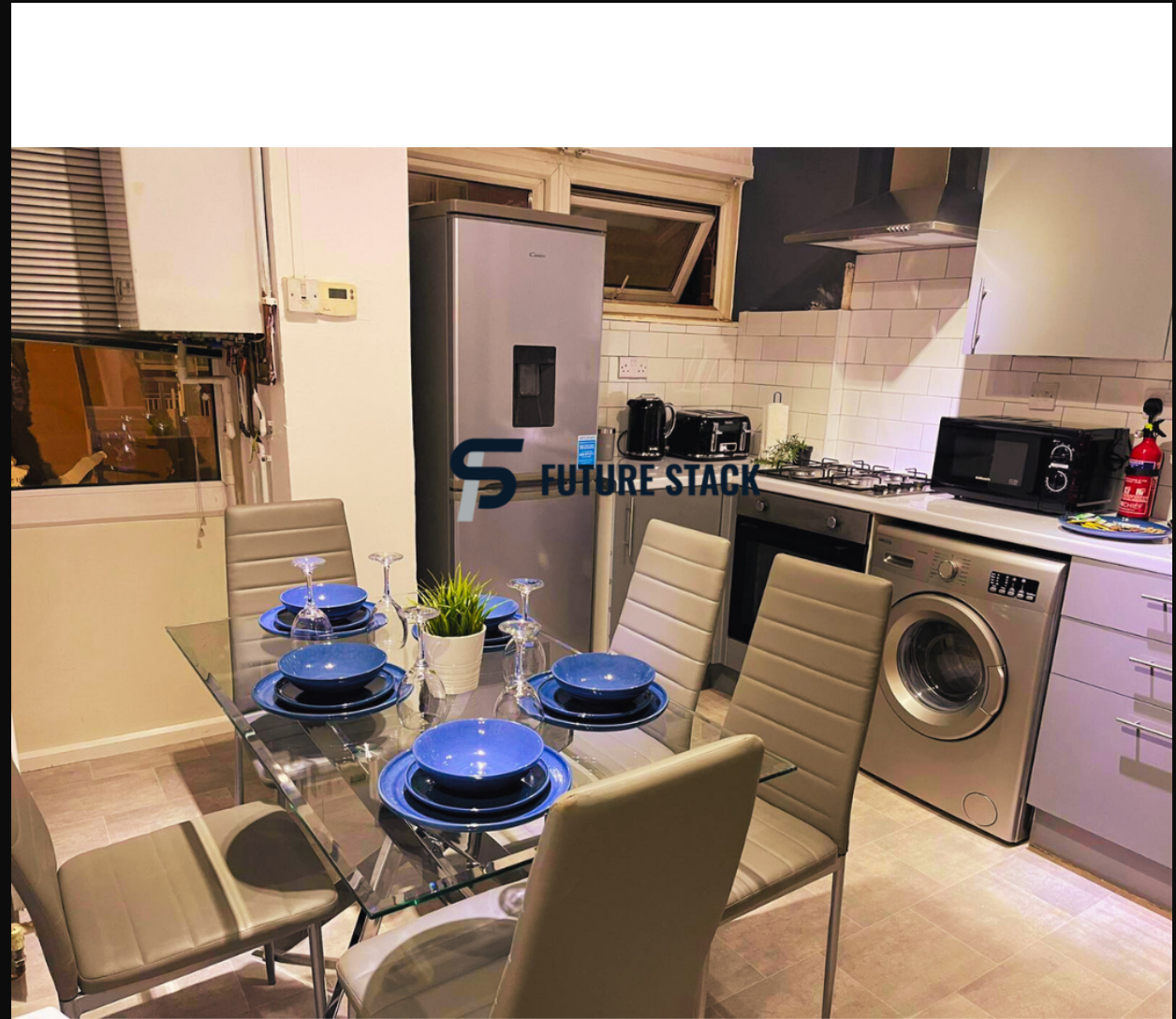
Lounge





# VIEWS FROM THE PROPERTY

Dining and Kitchen



# VIEWS FROM THE PROPERTY

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Bedroom 1





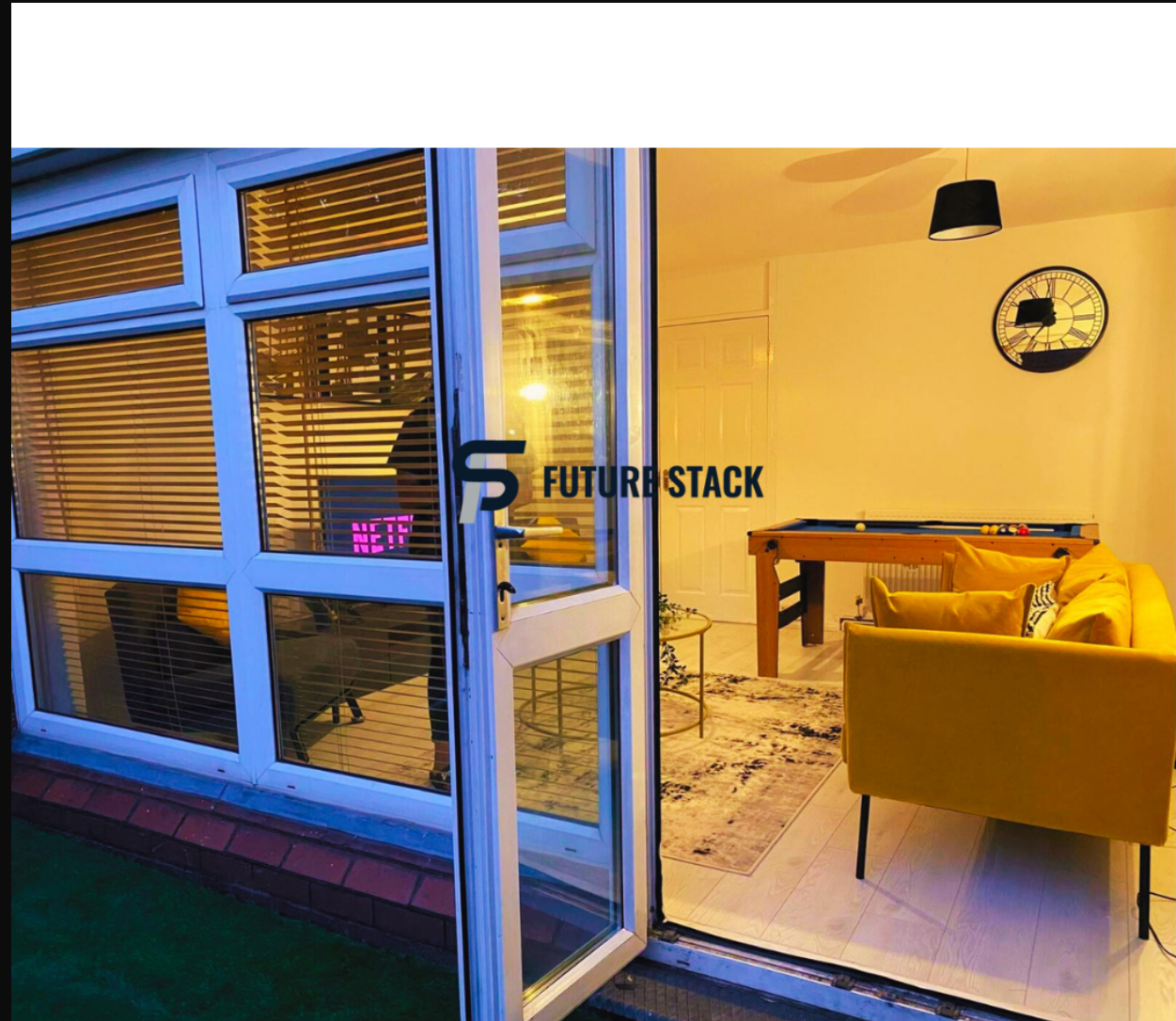
VIEWS FROM  
THE PROPERTY

Bedroom 2



# VIEWS FROM THE PROPERTY

Lounge





# VIEWS FROM THE PROPERTY

Bathroom



# KEYPOINTS

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- 1 | LOCATION IS PERFECT! CITY CENTER
- 2 | RENT IS NEGOTIATED FOR 5 YEARS WITH 12 MONTHS BREAK CLAUSE
- 3 | AGREED FOR COMPANY LET
- 4 | AVAILABLE FROM JANUARY
- 5 | FURNISHED WITH WHITE GOODS
- 6 | FREE PARKING
- 7 | GREAT POTENTIAL
- 8 | WE PLAN TO TRANSFORM THE PROPERTY INTO A LUXURY PROPERTY
- 9 | INVEST AND RELAX, WHILE WE WORK FOR YOU



## NOTABLE FIGURES

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- 1 | **RENT: £1,100 (2 WEEKS RENT FREE)**
- 2 | **DEPOSIT: 1 MONTH**
- 3 | **SOURCING FEES: £3,000 (JV INVESTOR WOULD PAY £0)**
- 4 | **FURNITURE: £7,000 (DECORATION, GAMES, CABINETS, BEDDINGS)**
- 5 | **PHOTOGRAPHY, VIDEOS, BRANDING ETC: 1,500**
- 6 | **MISCELLANEOUS**
- 7 | **0 MANAGEMENT FEES - FULLY HANDS OFF INVESTMENT**
- 8 | **TOTAL INVESTMENT REQUIRED: £11,000**

## MONTHLY INCOME

UNITS	No.	Daily
Property	1	£150
<b>Total Daily Rate</b>		<b>£150</b>
Ex-VAT		£125
Flat Rate VAT		£136

## MONTHLY OUTGOINGS

Bookings Fees	Percentage	▼	12%	£274	
Cleaning & Laundry	Percentage	▼	5%	£114	
Utilities	Fixed	▼	£120.00	£120	
Council tax / Business Rates	Fixed	▼	£106.00	£0	
Insurance / sundries	Fixed	▼	£40	£40	
Rent	Fixed	▼	£1,100	£1,100	
Agent Fee (14% +VAT)	Percentage	▼	0		
Maintenance	Percentage	▼	0%	£0	
Netflix, Coffee, Etc	Fixed	▼	£15	£15	
Card Processing	Percentage	▼	1.0%	£23	
<b>GROSS PROFIT</b>				<b>26.8%</b>	<b>£611</b>

Snapshot @ **50%** Occupancy  
 Liable for VAT? **No** ▼

## ANNUAL FIGURES

Turnover	£27,375.00
Costs	£20,047.50
<b>Net Profit</b>	<b>£7,327.50</b>

<b>Total Monthly Turnover</b>	<b>Gross</b>	<b>£2,281</b>
	<b>Ex-VAT</b>	<b>£2,281</b>



## MONTHLY INCOME

UNITS	No.	Daily
Property	1	£150
<b>Total Daily Rate</b>		<b>£150</b>
Ex-VAT		£125
Flat Rate VAT		£136

## MONTHLY OUTGOINGS

Bookings Fees	Percentage	12%	£383
Cleaning & Laundry	Percentage	5%	£160
Utilities	Fixed	£120.00	£120
Council tax / Business Rates	Fixed	£106.00	£0
Insurance / sundries	Fixed	£40	£40
Rent	Fixed	£1,100	£1,100
Agent Fee (14% +VAT)	Percentage	0	
Maintenance	Percentage	0%	£0
Netflix, Coffee, Etc	Fixed	£15	£15
Card Processing	Percentage	1.0%	£32
<b>GROSS PROFIT</b>			<b>42.5%</b>
			<b>£1,359</b>

Snapshot @ **70%** Occupancy  
 Liable for VAT? **No**

## ANNUAL FIGURES

<b>Total Monthly Turnover</b>	<b>Gross</b>	<b>£3,194</b>	<b>Turnover</b>	<b>£38,325.00</b>
	<b>Ex-VAT</b>	<b>£3,194</b>	<b>Costs</b>	<b>£22,018.50</b>
			<b>Net Profit</b>	<b>£16,306.50</b>

## MONTHLY INCOME

UNITS	No.	Daily
Property	1	£150
<b>Total Daily Rate</b>		<b>£150</b>
Ex-VAT		£125
Flat Rate VAT		£136

## MONTHLY OUTGOINGS

Bookings Fees	Percentage	12%	£548
Cleaning & Laundry	Percentage	5%	£228
Utilities	Fixed	£120.00	£120
Council tax / Business Rates	Fixed	£106.00	£0
Insurance / sundries	Fixed	£40	£40
Rent	Fixed	£1,100	£1,100
Agent Fee (14% +VAT)	Percentage	0	
Maintenance	Percentage	0%	£0
Netflix, Coffee, Etc	Fixed	£15	£15
Card Processing	Percentage	1.0%	£46
<b>GROSS PROFIT</b>			<b>54.4%</b>
			<b>£2,481</b>

Snapshot @ **100%** Occupancy  
 Liable for VAT? **No**

## ANNUAL FIGURES

<b>Total Monthly Turnover</b>	<b>Gross</b>	<b>£4,563</b>	<b>Turnover</b>	<b>£54,750.00</b>
	<b>Ex-VAT</b>	<b>£4,563</b>	<b>Costs</b>	<b>£24,975.00</b>
			<b>Net Profit</b>	<b>£29,775.00</b>



## SHORT STAY COMMERCIAL INCOME

### Year 1

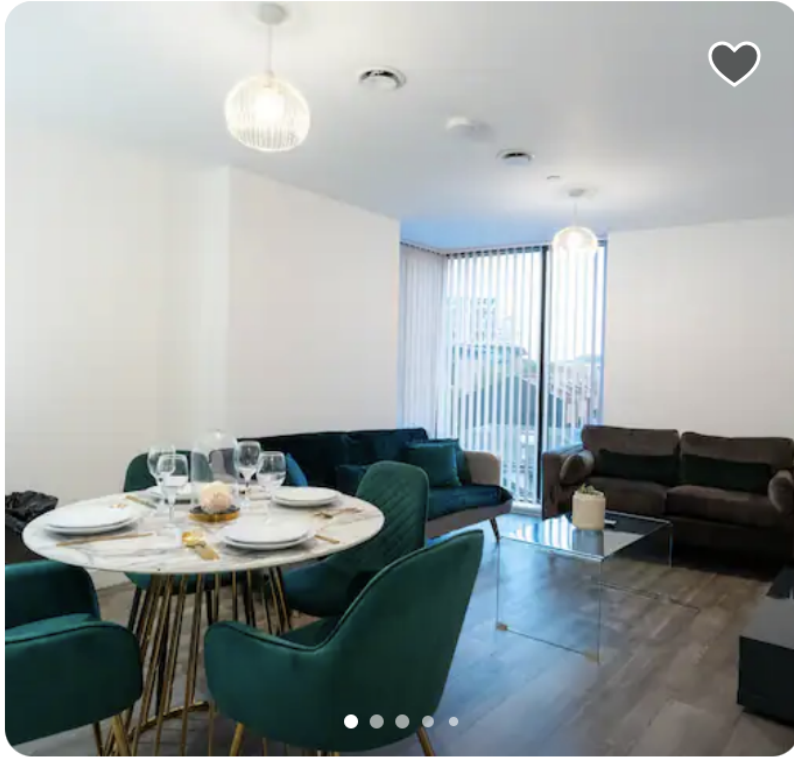
	<i>Month 1</i>	<i>Month 2</i>	<i>Month 3</i>	<i>Month 4</i>	<i>Month 5</i>	<i>Month 6</i>	<i>Month 7</i>	<i>Month 8</i>	<i>Month 9</i>	<i>Month 10</i>	<i>Month 11</i>	<i>Month 12</i>	<i>ANNUAL</i>
SA Income	£ 3,193.75	£ 3,193.75	£ 3,193.75	£ 3,193.75	£ 3,193.75	£ 3,193.75	£ 3,193.75	£ 3,193.75	£ 3,193.75	£ 3,193.75	£ 3,193.75	£ 3,193.75	£ 38,325.00
Agent Fees - SA	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Rent to Owner													
Operational Costs	£ 1,834.88	£ 1,834.88	£ 1,834.88	£ 1,834.88	£ 1,834.88	£ 1,834.88	£ 1,834.88	£ 1,834.88	£ 1,834.88	£ 1,834.88	£ 1,834.88	£ 1,834.88	£ 22,018.50
VAT	£ -	£ -	£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Gross Profit	£ 1,358.88	£ 1,358.88	£ 1,358.88	£ 1,358.88	£ 1,358.88	£ 1,358.88	£ 1,358.88	£ 1,358.88	£ 1,358.88	£ 1,358.88	£ 1,358.88	£ 1,358.88	£ 16,306.50

### Year 2

	<i>Month 1</i>	<i>Month 2</i>	<i>Month 3</i>	<i>Month 4</i>	<i>Month 5</i>	<i>Month 6</i>	<i>Month 7</i>	<i>Month 8</i>	<i>Month 9</i>	<i>Month 10</i>	<i>Month 11</i>	<i>Month 12</i>	<i>ANNUAL</i>
SA Income	£ 3,193.75	£ 3,193.75	£ 3,193.75	£ 3,193.75	£ 3,193.75	£ 3,193.75	£ 3,193.75	£ 3,193.75	£ 3,193.75	£ 3,193.75	£ 3,193.75	£ 3,193.75	£ 38,325.00
Agent Fees - SA	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Rent to Owner													
Operational Costs	£ 1,834.88	£ 1,834.88	£ 1,834.88	£ 1,834.88	£ 1,834.88	£ 1,834.88	£ 1,834.88	£ 1,834.88	£ 1,834.88	£ 1,834.88	£ 1,834.88	£ 1,834.88	£ 22,018.50
VAT	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Gross Profit	£ 1,358.88	£ 1,358.88	£ 1,358.88	£ 1,358.88	£ 1,358.88	£ 1,358.88	£ 1,358.88	£ 1,358.88	£ 1,358.88	£ 1,358.88	£ 1,358.88	£ 1,358.88	£ 16,306.50

**GROSS PROFIT OVER 2 YEARS    £ 32,613.00**

Increase    115.69%



### Flat in Ladywood

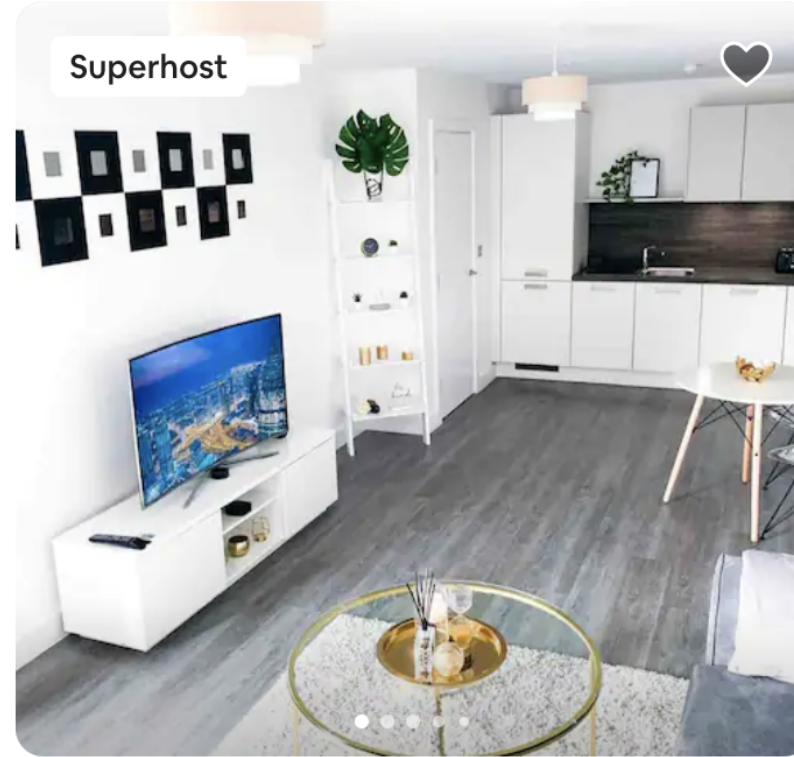
2 Bed Apt | City Center

8-min walk

12-17 Nov · Professional Host

£193 night · £964 total

★ New



### Flat in Ladywood

Luxury Modern Birmingham City Apartment...

2-min walk

19-24 Nov · Individual Host

£173 night · £865 total

★ 4.86 (198)

HERE IS A COMPARABLE OF WHAT OTHER SIMILAR PROPERTIES ARE CHARGING PER NIGHT



# How do you get paid?

Here's a breakdown of how you will get paid and returns for 3 years

36 MONTHS

**£500**

PAID EVERY MONTH STARTING FROM

**15TH FEBRUARY**

FOCUSED ON MEDIUM TERM STAYS

**IN TALKS WITH PARTNERS**

EVERYTHING IS HANDS OFF, WE MANAGE EVERYTHING

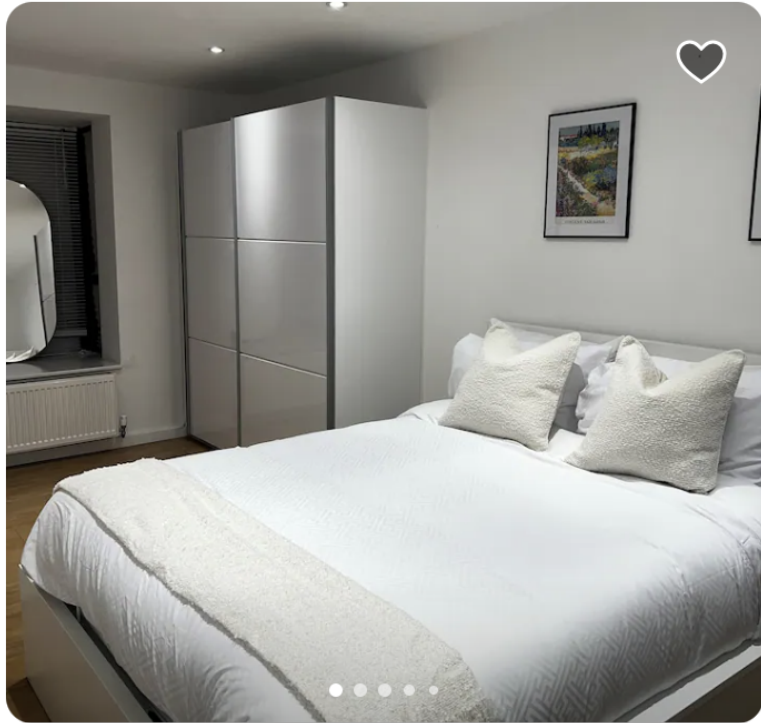
**£0 FEES**

ROI IN 36 MONTHS

**63.6%**

GET PAID MORE DEPENDING ON PERFORMANCE

**MORE £**



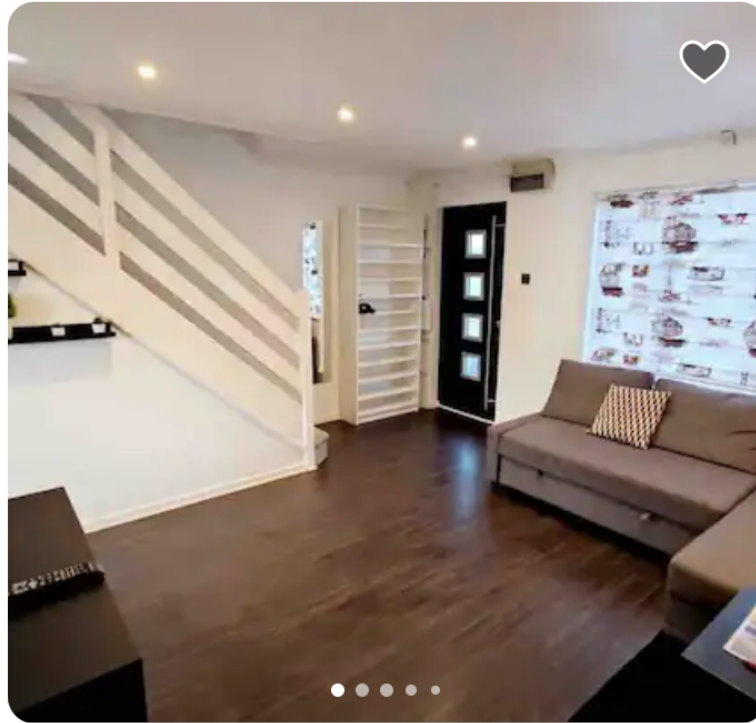
### Home in Edgbaston

★ New

Town House in Central Birmingham - Free Parking  
12-min walk

12-17 Nov · Professional Host

~~£199~~ night · £994 total



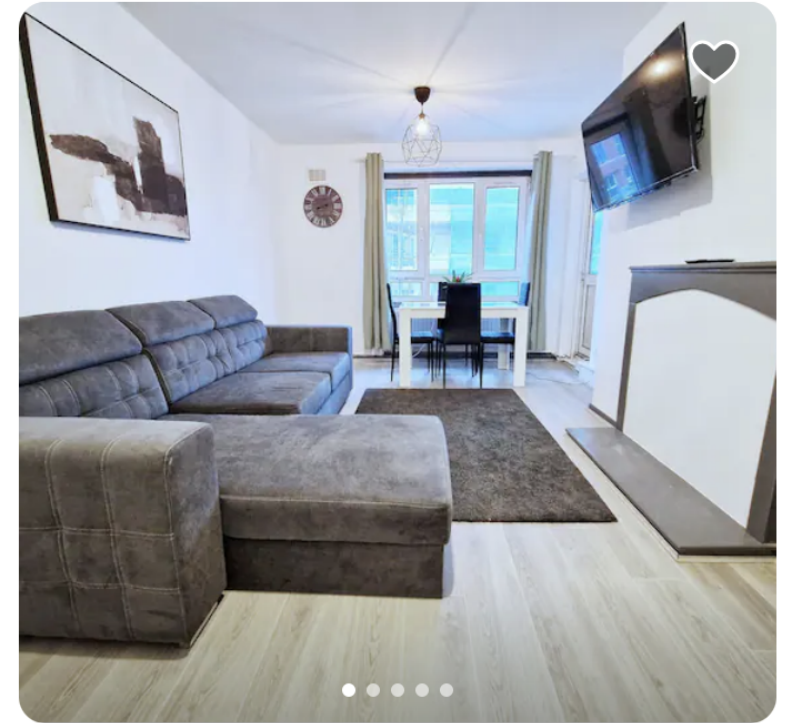
### Home in Ladywood

★ 4.75 (4)

Spacious home, close to city centre, free parking  
5-min drive

12-17 Nov · Individual Host

~~£204~~ **£188** night · £936 total



### Flat in Ladywood

★ 3.25 (4)

3 Bed Apartment by Broad Street  
10-min walk

12-17 Nov · Professional Host

~~£288~~ **£235** night · £1,175 total

HERE IS A COMPARABLE OF WHAT OTHER SIMILAR  
PROPERTIES ARE CHARGING PER NIGHT

# What is next?

Kindly follow through these steps to secure this deal

1 READ TERMS AND CONDITIONS & SIGN NDA

2 READ BROCHURE AND BOOK A CALL IF NECESSARY

3 RESERVE WITH A FEE AND BOOK A VIEWING

4 SIGN TENANCY AND JV CONTRACTS

5 MAKE PAYMENTS, AND WATCH US TAKE CARE OF THE REST!





- **EXPERTISE BEYOND MEASURE**

With years of industry expertise, we've mastered the art of sourcing, analysing, and securing and managing prime property deals. Our seasoned team's deep market insights ensure your investments are strategically positioned for growth.

- **TAILORED SOLUTIONS, TAILORED FOR YOU**

We understand that every investor's journey is unique. Our approach is personalised, creating bespoke solutions that align with your goals, whether you're interested in Buy-to-Let or Serviced Accommodation, through Joint Ventures.

- **UNRIVALLED DEAL SOURCING**

Our extensive network grants you access to exclusive off-market deals, granting a competitive edge in securing high-potential properties before they hit the market.

- **TRANSPARENCY AT THE CORE**

Open communication and transparency are the pillars of our partnership. We keep you informed every step of the way, ensuring you're empowered to make well-informed decisions.

- **FUTURE-PROOF INVESTMENTS**

Our forward-thinking strategies anticipate market trends, guiding you towards investments that not only thrive today but also stand strong in the face of tomorrow's challenges.

- **20 UNITS OVER THE NEXT 1 YEAR**

Our goal is to secure over 20 units across major cities through our mid term rental arrangements with contractors, and deliver decent returns to our investors.

# Why Choose Us?



ICO: ZB570935

AML: XQML00000192009

RC: 14968967

Policy Number: 006934846

PRS: PRS040815



**FUTURE STACK**

[WWW.FUTURESTACK.CO.UK](http://WWW.FUTURESTACK.CO.UK)