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# YOUR GUIDE TO PROPERTY INVESTMENT IN BIRMINGHAM



SOLUTIONS MADE EASY



# OUR MISSION STATEMENT

Hello, my name is Daniel Winfield director of Winfield Property Group. We are based and operate mainly in Birmingham but also cover surrounding areas / districts. Our mission is dedicated to providing personally catered deals for individual investors using our expert knowledge of the market and area. We specialise in Buy to let and flips (Renovations). You can enjoy a hands-off approach to your investment with our fully packaged sourcing service. we will cover the whole process from start to finish and get your money working for you.

Whether you trying to replace your income with property investments, increase your monthly cash flow with a portfolio while benefitting from capital appreciation, or generate chunks of cash from flips we have it covered.



# Our service to you end to end

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**Step 1)** Have a casual phone call to see if we are compatible and your property goals and the service I can offer align with each other.

**Step 4)** once a deal has been found and you are happy with it I will begin the packaging process where I will use my power team to complete the deal on your behalf providing you agree to this meaning you don't lift a finger ( if a mortgage is required you will need to speak to one of our brokers if you wish as we can't apply for a mortgage on your behalf)

**Step 2)** Next, we agree on the criteria of what you want to achieve, and these details are put into a reservation document this document is then signed along with an NDA form. Finally, a reservation fee is paid to secure your position.

**Step 5)** On exchange of contracts and keys are collected the next phase will be to carry out the refurbishment.

buy to let – I will oversee and manage all the work involved with getting it to standard for rental and full balance will be paid once work has been completed and the property has been handed over to our letting agent or one of your choice.

Flips / BRR – on exchange of contracts a further payment will be required with the remaining being paid on completion of the refurb with a flip or When it has been handed over to a letting agent with a BRR method

**Step 3)** I will begin to search for deals that are catered specific for your needs and requirements. There will be an open line of communication throughout the process.

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# WHY INVEST IN PROPERTY IN BIRMINGHAM ?

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## BTL

Buy to let is a great way of holding an asset that will appreciate over time while creating a rental income with average yields of 6% (within the top 3 cities in the country) with student areas fetching as much as 9.3%. The other advantage to this strategy is the capital appreciation which was 46% over the last 10 years in Birmingham (2nd highest in the UK) with a predicted further 19.2% over the next 4 years!

(Zoopla, JLL, Housinganywhere.co.uk, josephmews.co.uk)



100,000 workers in the UK's largest professional hub outside of London  
(josephmews.co.uk)

The average rental price in Birmingham is £1,051 and saw an increase of 7% since 2023. (Fleetline.co.uk)

## Population



1,142,500

(Birmingham city council)



## Flips / BRR

Birmingham has a huge population with an abundance of properties which means there is plenty of opportunity for us to source neglected / run down properties that are in need of refurbishment for you. These properties can be capitalised on. We use our relationships with estate agents

# TAKE A TOUR AROUND BIRMINGHAM WITH US

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Birmingham airport has been undergoing an extensive £500 Million redevelopment with the ambition of being the midlands gateway to the world.

With an expected passenger growth of 18 Million by 2033 this will in addition contribute to the growth of the economy with projections between £1.5 - £2.1 Billion a year. There are additional benefits to this development such as tourism and additional employment opportunities will be pinnacle for Birmingham's community and local economy.

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UNIVERSITY OF  
BIRMINGHAM

3rd best UK city for bringing in graduates with no prior links to the city

A 41% graduate retention rate bringing in new young professionals seeking rental accommodation  
([josephmews.co.uk](http://josephmews.co.uk))



Sits at the core of the upcoming HS2 network, which will put Birmingham within 49 minutes of London

Contractors working on HS2 will be staying in Birmingham needing out of town accommodation  
([josephmews.co.uk](http://josephmews.co.uk))



Birmingham city centre is a modern, bustling area full of fantastic places to eat, a number of transport links, and a range of shopping like no other. With amenities for the locals and great tourist spots for those who are visiting. From the bullring to symphony hall there is a mix of culture, art and an endless list of attractions to visit. This has a huge draw for young professionals and tourism.

# Sample Deal (buy to let)



## B63 , Birmingham

**Purchase Price : £162,500** ROI annualized:

**7.66%**

**Refurb cost : £4000**

(fully managed refurb)

**Capital growth :**

**11.02% (based on 5%)**

**Cash Needed : £59,000**

(including sourcing fee)

**Combined return:**

**21.43%**



### FOR MORE INFO:

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### Growth Projection

After X Years	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>
Value	£ 170,625	£ 179,156	£ 188,114	£ 197,520	£ 207,396	£ 217,766
Appreciation (Annual)	£ 8,125	£ 8,531	£ 8,958	£ 9,406	£ 9,876	£ 10,370
Appreciation (Cumulative)	£ 8,125	£ 16,656	£ 25,614	£ 35,020	£ 44,896	£ 55,266

Net Rental Return (Annual)	£ 4,522	£ 4,702	£ 4,891	£ 5,086	£ 5,290	£ 5,501
Net Rental Return (Cumulative)	£ 4,522	£ 9,224	£ 14,115	£ 19,201	£ 24,490	£ 29,991

Total Uplift/Income:	£ 12,647	£ 25,880	£ 39,729	£ 54,220	£ 69,386	£ 85,257
Total Return on Cash Left In	21.43%	43.86%	67.34%	91.90%	117.60%	144.50%


Rental Growth (annual):	4%
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Here is a demonstration of the kind of returns you can expect on a buy to let investment in Birmingham. The above table shows how your money will work for you and grow over a 6 year period and potentially how you would pull over 90% of your investment out in 5 years. (capital growth is a prediction based on past markets)

# WHAT TO DO NEXT

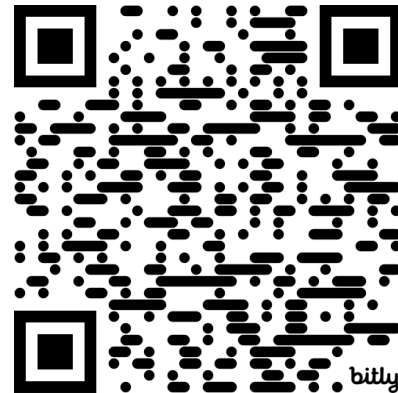
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If you wish to be added to our exclusive Investor list register your interest by one of the following ways :

 : 07535627556

 : [dan@winfield-property-group.com](mailto:dan@winfield-property-group.com)

Sign up via our landing page:



bitly

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