

LET PROPERTY PACK

INVESTMENT INFORMATION

MassHouse Plaza,
Birmingham, B5

210297371

 www.letproperty.co.uk





Property Description

Our latest listing is in MassHouse Plaza, Birmingham, B5

Get instant cash flow of **£950** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£1,110** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Birmingham, it will make for a reliable long term investment for an investor.

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



MassHouse Plaza,
Birmingham, B5

210297371



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge and Kitchen

Spacious Room

Factor Fees: £400 Per Year

Ground Rent: £150 Per Year

Lease Length: 150 Years

Current Rent: £950

Market Rent: £1,110

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £172,000.00 and borrowing of £129,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 172,000.00

25% Deposit	£43,000.00
SDLT Charge	£5,160
Legal Fees	£1,000.00
Total Investment	£49,160.00

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 £950 per calendar month but the potential market rent is

£ 1,110



Returns Based on Rental Income	£950	£1,110
Mortgage Payments on £129,000.00 @ 5%	£537.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£400 Per Year	
Ground Rent	£150 Per Year	
Letting Fees	£95.00	£111.00
Total Monthly Costs	£647.50	£663.50
Monthly Net Income	£302.50	£446.50
Annual Net Income	£3,630.00	£5,358.00
Net Return	7.38%	10.90%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,138.00**
Adjusted To

Net Return **6.38%**

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


Annual Net Income **£2,778.00**
Adjusted To

Net Return **5.65%**

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 £190,000.




1 bedroom apartment for sale

Masshouse Plaza 2, Masshouse Lane, Birmingham

NO LONGER ADVERTISED


Marketed from 15 Aug 2023 to 18 Jun 2024 (307 days) by Andrew Downing-Booth Estate Agents, Lichfield

Twelfth Floor Apartment | Balcony Providing Fabulous Views Over The City | Open Plan Living Kitch...

 Floor plan: [View](#)

£190,000

[+ Add to report](#)



1 bedroom apartment for sale

Hive, Masshouse Plaza, Birmingham, B55JN

CURRENTLY ADVERTISED

Marketed from 11 Sep 2020 by Eight8 Property, Birmingham

High Floor | Private Balcony | Great Location | Well Presented | Popular Building | Excellent Loc...

£190,000

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

1 bedroom apartment

+ Add to report

Allegro, BIRMINGHAM

NO LONGER ADVERTISED LET AGREED

Marketed from 22 Apr 2024 to 10 Jun 2024 (48 days) by Connells Lettings, Birmingham City

GREAT LOCATION | GYM | CITY CENTRE LIVING | CALL TODAY FOR YOUR VIEWING



£1,200 pcm

1 bedroom apartment

+ Add to report

Allegro, BIRMINGHAM

NO LONGER ADVERTISED LET AGREED

Marketed from 8 Dec 2023 to 16 Feb 2024 (70 days) by Connells Lettings, Birmingham City

CENTRAL LOCATION | BRAND NEW APARTMENT | FULLY FURNISHED | COMMUNAL CONNECTED LOUNGE | WELLNESS C...

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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

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

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.



MassHouse Plaza, Birmingham, B5

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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.



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