

LET PROPERTY PACK

INVESTMENT INFORMATION

MassHouse Plaza,
Birmingham, B5 5JF

210297371

 www.letproperty.co.uk





Property Description

Our latest listing is in MassHouse Plaza, Birmingham, B5 5JF

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 a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



MassHouse Plaza,
Birmingham, B5 5JF

210297371



Property Key Features

1 Bedroom

1 Bathroom

Well-Maintained Property

Contemporary Kitchen

Triple-Fixture Bathroom

Balcony

Factor Fees: £133 pm

Ground Rent: £12.50 pm

Lease Length: 128 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	£9,540
Legal Fees	£1,000.00
Total Investment	£53,540.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£1,110



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.



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	£133.00	
Ground Rent	£12.50	
Letting Fees	£95.00	£111.00
Total Monthly Costs	£793.00	£809.00
Monthly Net Income	£157.00	£301.00
Annual Net Income	£1,884.00	£3,612.00
Net Return	3.52%	6.75%

Return Stress Test Analysis Report



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

Annual Net Income **£1,392.00**
Adjusted To

Net Return **2.60%**

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


Annual Net Income **£1,182.00**
Adjusted To

Net Return **2.21%**

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 £180,000.



1 bedroom flat for sale

The Hive, Birmingham, West Midlands B5 5JN, UK


NO LONGER ADVERTISED

Marketed from 27 Aug 2020 to 21 Jan 2025 (1607 days) by Eight8 Property, Birmingham

Balcony | 10th floor | Secure allocated parking included | Secure fob access

£180,000

+ Add to report



1 bedroom flat for sale

The Hive, 7 Masshouse Plaza, Birmingham, West Midlands B5 5JN, UK

NO LONGER ADVERTISED

Marketed from 27 Aug 2020 to 21 Jan 2025 (1607 days) by Eight8 Property, Birmingham

Eight8 Property are pleased to offer this light and spacious large corner plot one bedroom apartm...

£175,000

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,120 based on the analysis carried out by our letting team at **Let Property Management**.



£1,120 pcm

1 bedroom apartment

+ Add to report

The Silver Yard Birmingham B4

NO LONGER ADVERTISED

Marketed from 26 Apr 2024 to 9 May 2024 (13 days) by Grainger, The Silver Yard

No admin fees | Flexible long term tenancies | Complimentary super fast WiFi | Dedicated onsite r...



£1,115 pcm

1 bedroom flat

+ Add to report

The Rotunda, Birmingham, B2

NO LONGER ADVERTISED

Marketed from 4 Jun 2024 to 1 Aug 2024 (57 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2076843

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.



www.letproperty.co.uk

MassHouse Plaza, Birmingham, B5 5JF

210297371

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.



LETPROPERTY