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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 $\pm 1,110$ 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...

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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







Kitchen





Bedrooms





Bathroom

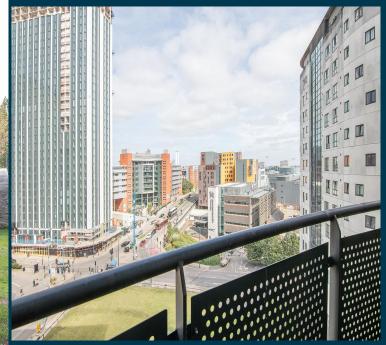




Exterior





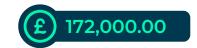






Figures based on assumed purchase price of £172,000.00 and borrowing of £129,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£43,000.00
SDLT Charge	£9,540
Legal Fees	£1,000.00
Total Investment	£53,540.00

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
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	<mark>3.52%</mark>	<mark>6.75</mark> %



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

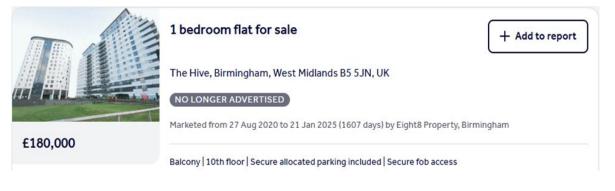
Net Return

2.21%

Sale Comparables Report

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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	+ Add to report
	The Hive, 7 Masshouse Plaza, Birmingham, West Midlands B5 5JN, UK	
	NO LONGER ADVERTISED	
£175,000	Marketed from 27 Aug 2020 to 21 Jan 2025 (1607 days) by Eight8 Property, Birmir	gham
2175,000	Eight8 Property are pleased to offer this light and spacious large corner plot one b	edroom apartm

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**.







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.



Interested in this property investment?

Call us on 0141 478 0985

💮 www.letproperty.co.uk

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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.

