

LET PROPERTY PACK

INVESTMENT INFORMATION

Masons View, 162 Wood
End Road, Birmingham,
B24

228553611

 www.letproperty.co.uk





Property Description

Our latest listing is in Masons View, 162 Wood End Road, Birmingham, B24

Get instant cash flow of **£675** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£752** which would provide the investor a Gross Yield of **10.0%** 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

Spacious Rooms

Close proximity to valuable
amenities

Factor Fees: £100.00 PM

Ground Rent: £11.00 PM

Lease Length: 103 years

Current Rent: £675

Market Rent: £752

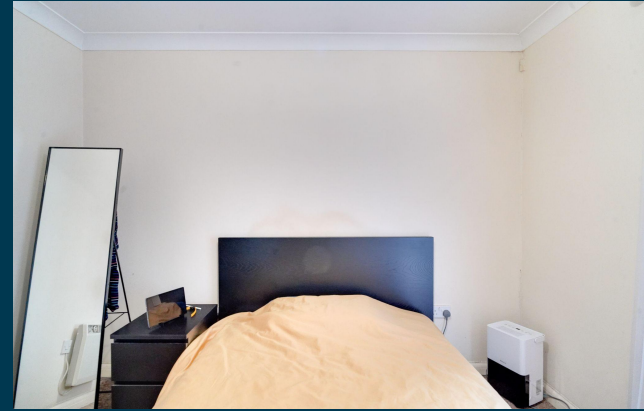
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 90,000.00

25% Deposit	£22,500.00
SDLT Charge	£4,500
Legal Fees	£1,000.00
Total Investment	£28,000.00

Projected Investment Return



Our industry leading letting agency
Let Property Management can
provide advice on achieving full
market rent.



The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is

£ 752

Returns Based on Rental Income	£675	£752
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	£11.00	
Letting Fees	£67.50	£75.20
Total Monthly Costs	£474.75	£482.45
Monthly Net Income	£0.00	£269.55
Annual Net Income	£0.00	£3,234.60
Net Return	0.00%	11.55%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,730.60**
Adjusted To

Net Return **6.18%**

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

Annual Net Income **£2,016.60**
Adjusted To

Net Return **7.20%**

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 £130,000.



£130,000

1 bedroom apartment for sale

+ Add to rep

Wilberforce Way, Birmingham

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Jul 2021 to 20 Apr 2022 (287 days) by Yopa, North West & Midlands



£110,000

1 bedroom apartment for sale

+ Add

Apartment , Masons View, Wood End Road, Birmingham #NEW

NO LONGER ADVERTISED

Marketed from 16 Jun 2022 to 6 Dec 2022 (173 days) by Just Move Estate Agents & Lettings, G

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

2 bedroom apartment

+ Add to report

Gravelly Hill North, Erdington, Birmingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Feb 2025 to 4 Mar 2025 (26 days) by Henley Charles, Erdington



£775 pcm

2 bedroom apartment

+ Add to report

Southcroft Road, Birmingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Apr 2024 to 25 May 2024 (25 days) by Hunters, Sutton Coldfield

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Current term of tenancy: **3 years +**



Standard Tenancy Agreement In Place: **Yes**



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



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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.



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Birmingham, B24

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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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