

# LET PROPERTY PACK

## INVESTMENT INFORMATION

St. Marks Road, Tipton,  
DY4

210774002

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in St. Marks Road, Tipton, DY4

Get instant cash flow of **£1,800** per calendar month with a **12.5%** Gross Yield for investors.

**With a tenant currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.**

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



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## Property Key Features

**4 bedroom**

**1 bathroom**

**Spacious Room**

**Good Condition**

**Factor Fees: TBC**

**Ground Rent: £200 per annum**

**Lease Length: 149 years**

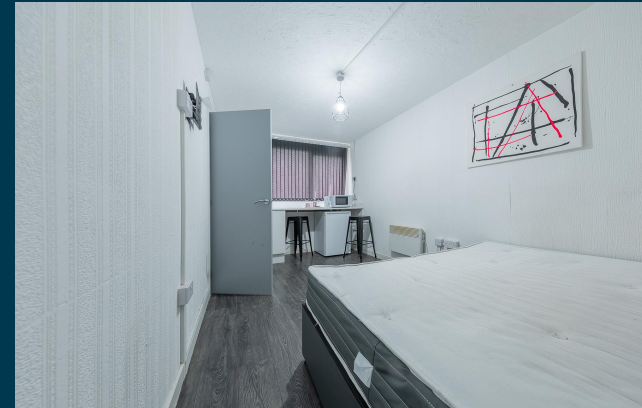
**Current Rent: £1,800**

# Kitchen





# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit	£43,250.00
SDLT Charge	£5,190
Legal Fees	£1,000.00
Total Investment	£49,440.00



# Projected Investment Return



The monthly rent of this property is currently set at £1,800 per calendar month.

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.



<b>Returns Based on Rental Income</b>	<b>£1,800</b>
Mortgage Payments on £129,750.00 @ 5%	<b>£540.63</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>£16.67</b>
Letting Fees	<b>£180.00</b>
<b>Total Monthly Costs</b>	<b>£752.30</b>
<b>Monthly Net Income</b>	<b>£1,047.71</b>
<b>Annual Net Income</b>	<b>£12,572.46</b>
<b>Net Return</b>	<b>25.43%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£6,867.54**

Net Return **-13.89%**

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

Annual Net Income Adjusted To **-£9,262.50**

Net Return **-18.73%**

# 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 £140,000.



£140,000

## 3 bedroom semi-detached house for sale

+ Add to report

Jubilee Road, Tipton, DY4 0QP

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 May 2023 to 18 Sep 2023 (126 days) by eXp UK, West Midlands



£139,000

## 4 bedroom flat for sale

+ Add to report

St Marks Rd- 4 Studio Pods -Potential Yield 17%, Tipton, DY4

CURRENTLY ADVERTISED

Marketed from 12 Aug 2024 by The Online Property Agency, Birmingham



# 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.



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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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