

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Greenlawns, St. Marks  
Road, Tipton DY4 0SU

210774002

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





## Property Description

Our latest listing is in Greenlawns, St. Marks Road, Tipton DY4 0SU

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 make for a rewarding addition to an investors portfolio.**

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



Greenlawns, St. Marks  
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## Property Key Features

**4 Bedrooms**

**1 Bathroom**

**Good Condition**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: TBC**

**Ground Rent: £200 pm**

**Lease Length: 60 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	£9,610
Legal Fees	£1,000.00
Total Investment	£53,860.00



# 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.



Returns Based on Rental Income	£1,800
Mortgage Payments on £129,750.00 @ 5%	£540.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	£200.00
Letting Fees	£180.00
Total Monthly Costs	£935.63
Monthly Net Income	£864.38
Annual Net Income	£10,372.50
Net Return	19.26%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£6,772.50**  
Adjusted To

Net Return                      **12.57%**

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



Annual Net Income      **£10,177.50**  
Adjusted To

Net Return                      **18.90%**

# 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 £230,000.

 <p>£230,000</p>	<p><b>4 bedroom block of apartments for sale</b></p> <p>Hermitage Road, Birmingham, West Midlands, B23</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 10 Jan 2024 to 20 Feb 2024 (41 days) by Royal Estates, Birmingham</p> <p>Freehold</p> <p>+ Add to report</p>
 <p>£200,000</p>	<p><b>4 bedroom flat for sale</b></p> <p>High Street, Wordsley, Stourbridge</p> <p>NO LONGER ADVERTISED <b>SOLD STC</b></p> <p>Marketed from 11 Mar 2023 to 11 Apr 2024 (397 days) by G &amp; T Properties, Dudley</p> <p>Being Sold With Sitting Tenants   Excellent Transport Links   FREEHOLD   INVESTMENT OPPORTUNITY ...</p> <p>+ Add to report</p>

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,080 based on the analysis carried out by our letting team at **Let Property Management**.



£2,080 pcm

## 4 bedroom flat

+ Add to report

554b Bristol Road, Selly Oak, Birmingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 May 2024 to 25 Jun 2024 (45 days) by Direct Housing, Birmingham

2023-24 £125pppw for 2 ensuite bedrooms, £115pppw for the other two double bedrooms, INCL BILLS! ...



£1,907 pcm

## 4 bedroom flat

+ Add to report

15 Hubert Croft, Selly Oak, Birmingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Jan 2024 to 4 Mar 2024 (44 days) by Direct Housing, Birmingham

2024-2025 \*4 BED STUDENT FLAT\* All double 1 en-suite, all doubles. Fully fitted kitchen with appl...



# 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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