

LET PROPERTY PACK

INVESTMENT INFORMATION

Bean Drive, Tipton, DY4

221057522

 www.letproperty.co.uk





Property Description

Our latest listing is in Bean Drive, Tipton, DY4

Get instant cash flow of **£800** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£896** which would provide the investor a Gross Yield of **7.8%** 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...



Bean Drive, Tipton, DY4

221057522



Property Key Features

2 bedroom

1 bathroom

Expansive interiors

Conveniently situated near local services

Factor Fees: £173.30 PM

Ground Rent: TBC

Lease Length: 131 years

Current Rent: £800

Market Rent: £896

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £137,000.00 and borrowing of £102,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 137,000.00

25% Deposit £34,250.00

SDLT Charge £7,090

Legal Fees £1,000.00

Total Investment £42,340.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 896

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



Returns Based on Rental Income	£800	£896
Mortgage Payments on £102,750.00 @ 5%	£428.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£173.30	
Ground Rent	TBC	
Letting Fees	£80.00	£89.60
Total Monthly Costs	£696.43	£706.03
Monthly Net Income	£103.58	£189.98
Annual Net Income	£1,242.90	£2,279.70
Net Return	2.94%	5.38%

Return **Stress Test** Analysis Report



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

Annual Net Income **£487.70**
Adjusted To

Net Return **1.15%**

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

Annual Net Income **£224.70**
Adjusted To

Net Return **0.53%**

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 £125,000.



£120,000

2 bedroom apartment for sale

+ Add to report

Bean Drive, Tipton

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Jan 2024 to 16 May 2024 (133 days) by Connells, B'ham West - Dudley

DOUBLE GLAZED AS SPECIFIED | CENTRAL HEATED AS SPECIFIED | EXCELLENT LOCATION WITH WALKING DIST...



£115,000

2 bedroom apartment for sale

+ Add to report

Bean Drive, Tipton, Wednesbury, DY4

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Sep 2022 to 16 Jun 2023 (263 days) by Belvoir, Walsall

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

5 bedroom flat

Dudley Rd, Tipton, DY4

NO LONGER ADVERTISED

Marketed from 11 Oct 2024 to 31 Oct 2024 (20 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2254995

+ Add to report



£950 pcm

2 bedroom apartment

Harper Grove, TIPTON

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Feb 2025 to 10 Apr 2025 (42 days) by Paul Dubberley & Co Lettings, Great Bridge

Zero Deposit Available *** Modern Luxurv Third Floor Apartment with allocated car park ***

+ Add to report

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 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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