

LET PROPERTY PACK

INVESTMENT INFORMATION

Burns Avenue, Tipton, DY4

221614037











Property Description

Our latest listing is in Burns Avenue, Tipton, DY4

Get instant cash flow of £600 per calendar month with a 4.3% Gross Yield for investors.

This property has a potential to rent for £998 which would provide the investor a Gross Yield of 7.1% if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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





Burns Avenue, Tipton, DY4



3 bedrooms

2 bathrooms

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £600

Market Rent: £998

221614037

Lounge









Kitchen









Bedrooms









Bathroom







Exterior







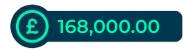
Initial Outlay





Figures based on assumed purchase price of 168,000.00 and borrowing of £126,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£42,000.00**

SDLT Charge £9,260

Legal Fees £1,000.00

Total Investment £52,260.00

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 £600 per calendar month but the potential market rent is



Returns Based on Rental Income	£600	£998
Mortgage Payments on £126,000.00 @ 5%	£525.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	FREEHOLD	
Letting Fees	£60.00	£99.80
Total Monthly Costs	£600.00	£639.80
Monthly Net Income	£0.00	£358.20
Annual Net Income	£0.00	£4,298.40
Net Return	0.00%	8.23%

Return Stress Test Analysis Report





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

Annual Net Income

£2,302.40

Adjusted To

Net Return

4.41%

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

Annual Net Income

£1,778.40

Adjusted To

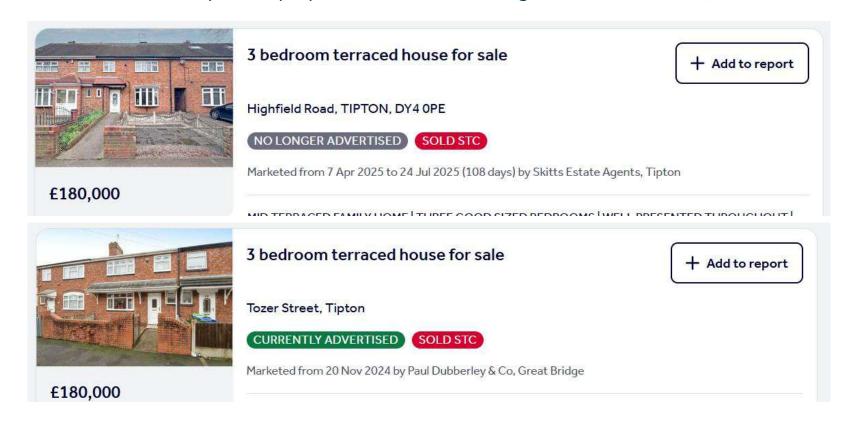
Net Return

3.40%

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 £180,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm



+ Add to report

Masefield Close, BILSTON

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Jan 2025 to 18 Mar 2025 (48 days) by Shipways - Lettings, Dudley

THREE BEDROOMS | LARGE DRIVEWAY | CUL-DE-SAC AREA | LARGE LOUNGE | EPC- C | AVAILABLE NOW!



£950 pcm

3 bedroom terraced house

+ Add to report

Mills Walk, Tipton, West Midlands, DY4

NO LONGER ADVERTISED

Marketed from 10 Feb 2025 to 28 Mar 2025 (46 days) by Your Move, Dudley

EDG DATING C LEDACIOUS FAMILY HOME LOLOSE TO DI AVING FIELDS LEVELL ENT TRANSPORT LINIXE

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: 11+ years



Standard Tenancy Agreement In Place: **Yes**



Payment history: On time for the 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.





Interested in this property investment?

Call us on **0141 478 0985**



Burns Avenue, Tipton, DY4



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.