

LET PROPERTY PACK

INVESTMENT INFORMATION

Bonneville Close, Tipton,
DY4

227562790

 www.letproperty.co.uk





Property Description

Our latest listing is in Bonneville Close, Tipton, DY4

Get instant cash flow of **£750** per calendar month with a **9.1%** Gross Yield for investors.

This property has a potential to rent for **£849** which would provide the investor a Gross Yield of **10.3%** 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...



Bonneville Close, Tipton,
DY4

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Property Key Features

2 bedrooms

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £150.00 PM

Ground Rent: £10.50 PM

Lease Length: 129 years

Current Rent: £750

Market Rent: £849

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £99,000.00 and borrowing of £74,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 99,000.00

25% Deposit	£24,750.00
SDLT Charge	£4,950
Legal Fees	£1,000.00
Total Investment	£30,700.00

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 £750 per calendar month but the potential market rent is

£ 849

Returns Based on Rental Income	£750	£849
Mortgage Payments on £74,250.00 @ 5%	£309.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	£10.50	
Letting Fees	£75.00	£84.90
Total Monthly Costs	£559.88	£569.78
Monthly Net Income	£190.13	£279.23
Annual Net Income	£2,281.50	£3,350.70
Net Return	7.43%	10.91%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,652.70**
Adjusted To

Net Return **5.38%**

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

Annual Net Income **£1,991.70**
Adjusted To

Net Return **6.49%**

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 £110,000.



2 bedroom apartment for sale

[+ Add to report](#)

Bean Drive, Tipton

NO LONGER ADVERTISED

Marketed from 5 Jul 2023 to 23 Apr 2024 (293 days) by Skitts Estate Agents, Tipton

£110,000



2 bedroom apartment for sale

[+ Add to report](#)

Dudley Road, Tipton, DY4

NO LONGER ADVERTISED

Marketed from 25 Jul 2025 to 2 Apr 2026 (250 days) by Belvoir, Wednesbury

£105,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat

[+ Add to report](#)

Harper Grove, Tipton

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jul 2024 to 8 Oct 2024 (76 days) by Paul Dubberley & Co Lettings, Great Bridge

£925 pcm



2 bedroom apartment

[+ Add to report](#)

Kingfisher House, Kingfisher Way, Tipton, DY4

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Dec 2024 to 4 Feb 2025 (59 days) by Martin & Co, Harborne

£900 pcm

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: **10 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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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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