

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Abdon Avenue,  
Birmingham, B29

225638944

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





## Property Description

Our latest listing is in Abdon Avenue, Birmingham, B29

Get instant cash flow of **£550** per calendar month with a **13.2%** Gross Yield for investors.

This property has a potential to rent for **£787** which would provide the investor a Gross Yield of **18.9%** 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...**



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Birmingham, B29

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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Spacious Living Spaces**

**Easy Access to Local Amenities**

**Factor Fees: £41.60 pm**

**Ground Rent: £1.20 pm**

**Lease Length: 31 years**

**Current Rent: £550**

**Market Rent: £787**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



## ASSUMED PURCHASE PRICE

£ 50,000.00

SDLT Charge	£2,500
Legal Fees	£1,000
Total Investment	£53,500

Outlay figures based on assumed cash purchase of £50,000.

# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 787

Returns Based on Rental Income	£550	£787
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£41.60	
Ground Rent	£1.20	
Letting Fees	£55.00	£78.70
<b>Total Monthly Costs</b>	<b>£112.80</b>	<b>£136.50</b>
<b>Monthly Net Income</b>	<b>£437.20</b>	<b>£650.50</b>
<b>Annual Net Income</b>	<b>£5,246.40</b>	<b>£7,806.00</b>
<b>Net Return</b>	<b>9.81%</b>	<b>14.59%</b>

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



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£6,232**  
Adjusted To

Net Return                      **11.65%**



# 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 £90,000.



£90,000

## 1 bedroom apartment for sale

Abdon Avenue, Birmingham

NO LONGER ADVERTISED

Marketed from 27 Aug 2025 to 16 Oct 2025 (50 days) by Shipways, Harborne



£85,000

## 1 bedroom apartment for sale

Abdon Avenue, Selly Oak

NO LONGER ADVERTISED

Marketed from 15 Jun 2020 to 30 Jan 2021 (228 days) by Oakmans Estate Agents, Birmingham

+ Add to

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

## 1 bedroom flat

Crouch Court, Tanners way, B29

CURRENTLY ADVERTISED

LET AGREED

Marketed from 2 Jan 2026 by Dixons Lettings, Selly Oak



£899 pcm

## 1 bedroom flat

Shenley Lane, Bartley Green, Birmingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 May 2026 to 27 May 2026 (17 days) by Sentinel Lettings, Covering West Midlands

+ Add to ref


# 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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **5 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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PROPERTY ID: 225638944

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.



**LETPROPERTY**