

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Aston Court, Norton Walk,  
Birmingham, B23

227085366

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





## Property Description

Our latest listing is in Aston Court, Norton Walk, Birmingham, B23

Get instant cash flow of **£730** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£774** which would provide the investor a Gross Yield of **8.4%** 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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## Property Key Features

**1 bedroom**

**1 bathroom**

**Spacious Rooms**

**Close proximity to valuable amenities**

**Factor Fees: £141.30 PM**

**Ground Rent: £0.83 PM**

**Lease Length: 955 years**

**Current Rent: £730**

**Market Rent: £774**

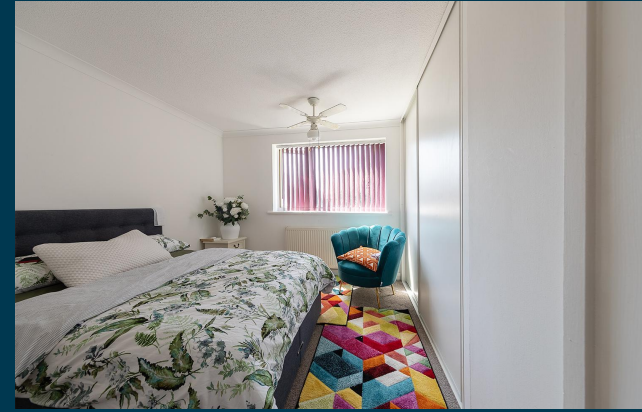
# Lounge



# Kitchen



# Bedroom



# Bathroom



# Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit	£27,500.00
SDLT Charge	£5,500
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£34,000.00</b>

# 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 £730 per calendar month but the potential market rent is

£ 774

Returns Based on Rental Income	£730	£774
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£141.30	
Ground Rent	£0.83	
Letting Fees	£73.00	£77.40
<b>Total Monthly Costs</b>	<b>£573.88</b>	<b>£578.28</b>
<b>Monthly Net Income</b>	<b>£156.12</b>	<b>£195.72</b>
<b>Annual Net Income</b>	<b>£1,873.44</b>	<b>£2,348.64</b>
<b>Net Return</b>	<b>5.51%</b>	<b>6.91%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£800.64**  
Adjusted To

Net Return                      **2.35%**

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

Annual Net Income      **£708.60**  
Adjusted To

Net Return                      **2.08%**

# 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 £115,000.



**£115,000**

## 1 bedroom flat for sale

[+ Add to report](#)

Monastery Drive, Erdington, Birmingham, West Midlands, B23

**NO LONGER ADVERTISED**

Marketed from 14 Mar 2023 to 31 Mar 2023 (16 days) by Your Move, Dudley



**£100,000**

## 1 bedroom flat for sale

[+ Add to report](#)

Muscovy Road, Birmingham

**NO LONGER ADVERTISED**

Marketed from 31 Mar 2023 to 10 Jan 2024 (285 days) by Burchell Edwards, Erdington

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

## 1 bedroom property

+ Add to report

Muscovy Road, Burnham Court Muscovy Road, B23

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Mar 2025 to 14 Apr 2025 (31 days) by Green & Company, Sutton Coldfield



£750 pcm

## 1 bedroom flat

+ Add to report

Dunley Court, Brookvale Park, Erdington B23

NO LONGER ADVERTISED

Marketed from 27 Nov 2024 to 9 Dec 2024 (12 days) by Dixons Lettings, Erdington

# 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: **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.



**LETPROPERTY**