

LET PROPERTY PACK

INVESTMENT INFORMATION

Balfour Crescent
Wolverhampton, WV6 0BH

203572759

 www.letproperty.co.uk





Property Description

Our latest listing is in Balfour Crescent
Wolverhampton, WV6 0BH

Get instant cash flow of **£520** per calendar
month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£670**
which would provide the investor a Gross Yield
of **6.7%** 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...**



Balfour Crescent
Wolverhampton, WV6
0BH

203572759



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: £35.00P/M

Lease Length: 95 Years

Current Rent: £520

Market Rent: £670

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£3,600
Legal Fees	£1,000.00
Total Investment	£34,600.00

Projected Investment Return



The monthly rent of this property is currently set at £520 per calendar month but the potential market rent is

£ 670

Returns Based on Rental Income	£520	£670
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£35.00	
Letting Fees	£52.00	£67.00
Total Monthly Costs	£477.00	£492.00
Monthly Net Income	£43.00	£178.00
Annual Net Income	£516.00	£2,136.00
Net Return	1.49%	6.17%

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and 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 **£796.00**
Adjusted To

Net Return **2.30%**

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

Annual Net Income **£756.00**
Adjusted To

Net Return **2.18%**

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.



£125,000



3 bedroom maisonette for sale

Balfour Court, Balfour Crescent, Wolverhampton, WV6

+ Add to report

NO LONGER ADVERTISED SOLD STC

First floor maisonette | Three bedrooms | Living room | Kitchen | Family bathroom | Balcony | Gas...

SOLD PRICE HISTORY

4 Feb 2022	£120,000
2 Feb 2006	£15,000
18 Mar 2004	£102,000



£100,000



2 bedroom flat for sale

Balfour Crescent, Wolverhampton, WV6

+ Add to report

NO LONGER ADVERTISED SOLD STC

Two Bedroom, Two Storey Flat | Lounge And Balcony | Kitchen/Diner | Modern Shower Room | Two Good...

SOLD PRICE HISTORY

20 Mar 2020	£98,000
30 Jun 1995	£28,000
10 Feb 1995	£25,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

1 bedroom apartment

Dornoch Park, Ayr, Ayrshire, KA7 2TH

+ Add to report

NO LONGER ADVERTISED

LET AGREED

modern | furnished | central

Marketed from 6 Sep 2023 to 20 Nov 2023 (74 days) by Clyde Property, Ayr



£695 pcm

1 bedroom flat

Bellevue Road, Ayr, South Ayrshire, KA7

+ Add to report

NO LONGER ADVERTISED






Stunning traditional apartment | Modern 3 piece bathroom | 1 Bedrooms | Fitted kitchen | Spacious...

Marketed from 12 Mar 2024 to 22 Mar 2024 (9 days) by Lomond, Prestwick

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: **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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Balfour Crescent Wolverhampton, WV6
OBH

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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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