

## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Emerald Close, Bilston, WV14

206041986











#### **Property Description**

Our latest listing is in Emerald Close, Bilston, WV14

Get instant cash flow of £725 per calendar month with a 4.8% Gross Yield for investors.

This property has a potential to rent for £925 which would provide the investor a Gross Yield of 6.2% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Emerald Close, Bilston, WV14



2 Bedrooms

1 Bathroom

**Spacious Lounge** 

**Rear Garden Space** 

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: 115 years

**Current Rent: £725** 

Market Rent: £925

206041986

## **Lounge and Kitchen**









## **Bedrooms**









## **Bathroom**







## **Exterior**









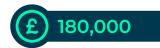
#### **Initial Outlay**





Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£45,000.00** 

SDLT Charge 5400

Legal Fees £1,000.00

Total Investment £51,400.00

#### **Projected Investment Return**





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.

The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is



Returns Based on Rental Income	£725	£925
Mortgage Payments on £135,000.00 @ 5%	£562.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£72.50	£92.50
Total Monthly Costs	£650.00	£670.00
Monthly Net Income	£75	£255
Annual Net Income	£900	£3,060
Net Return	<b>1.75</b> %	5.95%

#### Return Stress Test Analysis Report





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

Annual Net Income £1,210

**Adjusted To** 

Net Return

2.35%

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

Annual Net Income

Adjusted To

£360

Net Return

0.70%

## 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.



£180,000

#### 2 bedroom bungalow for sale

Emerald Close, Bilston, West Midlands, WV14

NO LONGER ADVERTISED

SOLD STC

MODERN DETACHED BUNGALOW | LEASEHOLD AND EPC RATED B | NO SERVICE CHARGES | FREEHOLD AVAILABLE | ...

Marketed from 9 Dec 2021 to 4 May 2022 (145 days) by Your Move, Wolverhampton



£155,000

#### 2 bedroom bungalow for sale

Emerald Close, Bilston, West Midlands, WV14

NO LONGER ADVERTISED

EPC RATING B | Modern Detached Bungalow | Two Bedrooms | Open Plan Kitchen/Living Room | Bathroom...

Marketed from 15 Aug 2019 to 9 Sep 2019 (24 days) by Your Move, Dudley

+ Add to report

+ Add to report

### Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

#### 2 bedroom terraced house

Park Meadow Avenue, Bilston, WV14

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 906381

Marketed from 29 Sep 2023 to 3 Oct 2023 (3 days) by OpenRent, London



£750 pcm

#### 2 bedroom terraced house

Church Green, Bilston, WV14

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1610498

Marketed from 27 Jan 2023 to 29 Jan 2023 (2 days) by OpenRent, London

+ Add to report

+ Add to report

#### **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



Current term of tenancy: 2 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Emerald Close, Bilston, WV14



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.