

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Emerald Close, Bilston,  
WV14

206041986

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





## 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

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## Property Key Features

**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**

# Lounge and Kitchen



# Bedrooms



# Bathroom



# Exterior





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

£ 180,000

25% Deposit	£45,000.00
SDLT Charge	5400
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£51,400.00</b>



# Projected Investment Return



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

£ 925

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
<b>Total Monthly Costs</b>	<b>£650.00</b>	<b>£670.00</b>
<b>Monthly Net Income</b>	<b>£75</b>	<b>£255</b>
<b>Annual Net Income</b>	<b>£900</b>	<b>£3,060</b>
<b>Net Return</b>	<b>1.75%</b>	<b>5.95%</b>

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      **£1,210**  
Adjusted To

Net Return                      **2.35%**

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

Annual Net Income      **£360**  
Adjusted To

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

+ Add to report

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

+ Add to report

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

# 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

+ Add to report

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

+ Add to report

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

# 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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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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