

LET PROPERTY PACK

INVESTMENT INFORMATION

Crowther Street,
Wolverhampton, WV10

209199355

 www.letproperty.co.uk





Property Description

Our latest listing is in Crowther Street, Wolverhampton, WV10

Get instant cash flow of **£575** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Wolverhampton, WV10

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Patio

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £575

Market Rent: £650

Lounge



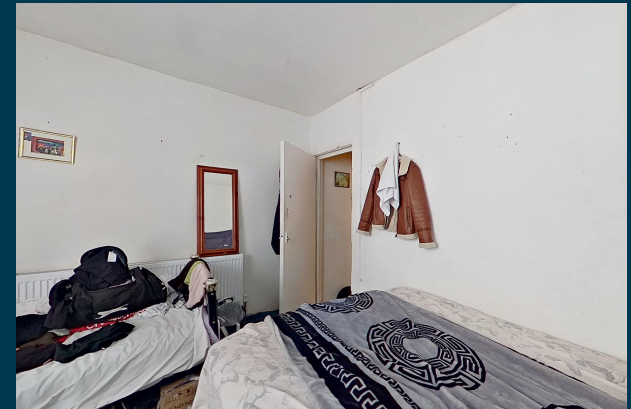
Kitchen



Bedrooms



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

25% Deposit	£27,500.00
SDLT Charge	3300
Legal Fees	£1,000.00
Total Investment	£31,800.00

Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£575	£650
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£57.50	£65.00
Total Monthly Costs	£416.25	£423.75
Monthly Net Income	£159	£226
Annual Net Income	£1,905	£2,715
Net Return	5.99%	8.54%

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 **£1,415**
Adjusted To

Net Return **4.45%**

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

Annual Net Income **£1,065**
Adjusted To

Net Return **3.35%**

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 £130,000.



£130,000

2 bedroom terraced house for sale

Crowther Street, Park Village, Wolverhampton, WV10

+ Add to report

NO LONGER ADVERTISED SOLD STC

Terraced Property! | Two Bedrooms! | Perfect Investment Property! | 6%+ Rental Yield! | Sought Af...

SOLD PRICE HISTORY



£90,000

2 bedroom terraced house for sale

Crowther Street, Park Village, Wolverhampton, West Midlands, WV10

+ Add to report

NO LONGER ADVERTISED SOLD STC

Mid terrace house | Two double bedrooms | Newly refurbished throughout | Lounge | Dining room | N...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £656 based on the analysis carried out by our letting team at **Let Property Management**.



£656 pcm

4 bedroom terraced house

Crowther Street, Wolverhampton, West Midlands, WV10

+ Add to report

NO LONGER ADVERTISED

GARAGE | EXTENDED | GARDEN

SOLD PRICE HISTORY

20 Sep 2010

£79,000



£550 pcm

2 bedroom terraced house

Crowther Street, Park Village, Wolverhampton, WV10

+ Add to report

NO LONGER ADVERTISED LET AGREED

2 Bedrooms | Entrance | Living Room | Dining Room | Kitchen | Bathroom | Rear Garden

SOLD PRICE HISTORY

22 Nov 2013

£62,000

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: **4 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.



 www.letproperty.co.uk

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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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