

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Frederick Road,  
Wolverhampton, WV11

211389920

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





## Property Description

Our latest listing is in Frederick Road, Wolverhampton, WV11

Get instant cash flow of **£2,800** per calendar month with a **7.3%** Gross Yield for investors.

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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## Property Key Features

**Portfolio of 4 Flats**

**1 Bedroom Flat**

**Driveway**

**Rear Garden Space**

**Factor Fees: £0.00**

**Ground Rent: £0.00**

**Lease Length: TBC**

**Current Rent: £2,800**

**Market Rent: £2,800**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £460,000.00 and borrowing of £345,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 460,000

25% Deposit	£115,000.00
SDLT Charge	24300
Legal Fees	£1,000.00
Total Investment	£140,300.00

# 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.



Returns Based on Rental Income	£2,800
Mortgage Payments on £345,000.00 @ 5%	£1,437.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£280.00
<b>Total Monthly Costs</b>	<b>£1,732.50</b>
<b>Monthly Net Income</b>	<b>£1,068</b>
<b>Annual Net Income</b>	<b>£12,810</b>
<b>Net Return</b>	<b>9.13%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£7,210**  
Adjusted To

Net Return                      **5.14%**

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

Annual Net Income      **£5,910**  
Adjusted To

Net Return                      **4.21%**

# 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 £110,000.



£110,000

## 1 bedroom flat for sale

+ Add to report

Ridge Lane, Wolverhampton, West Midlands, WV11

CURRENTLY ADVERTISED

SOLD STC

Marketed from 18 Oct 2024 by Your Move, Wednesfield



£80,000

## 1 bedroom flat for sale

+ Add to report

New Heath Close, WOLVERHAMPTON

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Dec 2021 to 10 Oct 2022 (288 days) by Paul Dubberley & Co, Willenhall

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £745 based on the analysis carried out by our letting team at **Let Property Management**.



£745 pcm

## 1 bedroom flat

+ Add to report

Okement Drive, Wolverhampton, West Midlands, WV11

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jul 2024 to 1 Nov 2024 (121 days) by Your Move, Wednesfield



£650 pcm

## 1 bedroom apartment

+ Add to report

Frederick Road, Wednesfield

NO LONGER ADVERTISED






LET AGREED

Marketed from 16 Apr 2024 to 20 Apr 2024 (3 days) by Concentric Sales & Lettings, Wolverhampton

# 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.



**LETPROPERTY**