

LET PROPERTY PACK

INVESTMENT INFORMATION

Frederick Road,
Wolverhampton, WV11

211389920

 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: TBC

Ground Rent: TBC

Lease Length: 108 years per flat

Current Rent: £2,800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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	TBC
Ground Rent	TBC
Letting Fees	£280.00
Total Monthly Costs	£1,732.50
Monthly Net Income	£1,068
Annual Net Income	£12,810
Net Return	9.13%

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**



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.



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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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