

LET PROPERTY PACK

INVESTMENT INFORMATION

Acorn Street,
Willenhall, WV13

209920423

 www.letproperty.co.uk





Property Description

Our latest listing is in Acorn Street, Willenhall, WV13.

Get instant cash flow of **£650** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£776** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Acorn Street,
Willenhall, WV13

209920423



Property Key Features

2 bedroom

1 bathroom

Well Maintained Property

Parking Spaces Available

Factor Fees: £125 per month

Ground Rent: £175 per annum

Lease Length: 110 years

Current Rent: £650

Market Rent: £776

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 127,000.00

25% Deposit **£31,750.00**

SDLT Charge **£3,810**

Legal Fees **£1,000.00**

Total Investment £36,560.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 776

Returns Based on Rental Income	£650	£776
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£125.00	
Ground Rent	£14.48	
Letting Fees	£65.00	£77.60
Total Monthly Costs	£616.36	£628.96
Monthly Net Income	£33.65	£147.05
Annual Net Income	£403.74	£1,764.54
Net Return	1.10%	4.83%

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 **£212.54**
Adjusted To

Net Return **0.58%**

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

Annual Net Income **£33.30**
Adjusted To

Net Return **0.09%**

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

2 bedroom apartment for sale

Keysmith Close, Willenhall

NO LONGER ADVERTISED SOLD STC

+ Add to report

A MODERN FIRST FLOOR APARTMENT | Two bedrooms | Lounge diner | Kitchen with integrated appliance...

SOLD PRICE HISTORY



£110,000

2 bedroom flat for sale

Russell Street, Willenhall

NO LONGER ADVERTISED SOLD STC

+ Add to report

TWO BEDROOM FLAT | CLOSE TO TOWN CENTRE | LONG LEASE | ALLOCATED PARKING | GREAT INVESTMENT OPPOR...

Marketed from 22 Feb 2023 to 22 Nov 2023 (273 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 £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom apartment

Russell Street, Willenhall

CURRENTLY ADVERTISED

Marketed from 13 Dec 2024 by Hunters, Sedgley

+ Add to report



£850 pcm

2 bedroom flat

Russell Street, Willenhall, West Midlands, WV13

CURRENTLY ADVERTISED

LET AGREED

Marketed from 27 Nov 2024 by Your Move, Wednesfield

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 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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