

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Old Lane, Walsall, WS3

219320209

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





## Property Description

Our latest listing is in Old Lane, Walsall, WS3

Get instant cash flow of **£800** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **6.3%** 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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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Good Condition**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £800**

**Market Rent: £1,000**

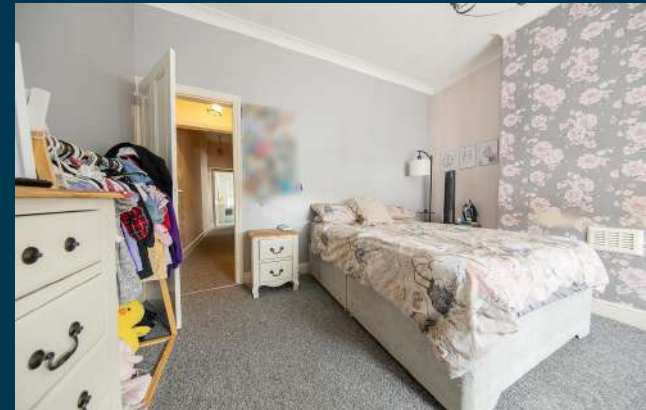
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 190,000.00

25% Deposit	£47,500.00
SDLT Charge	£10,800
Legal Fees	£1,000.00
Total Investment	£59,300.00

# Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£1,000

Returns Based on Rental Income	£800	£1,000
Mortgage Payments on £142,500.00 @ 5%	£593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£80.00	£100.00
<b>Total Monthly Costs</b>	<b>£688.75</b>	<b>£708.75</b>
<b>Monthly Net Income</b>	<b>£111.25</b>	<b>£291.25</b>
<b>Annual Net Income</b>	<b>£1,335.00</b>	<b>£3,495.00</b>
<b>Net Return</b>	<b>2.25%</b>	<b>5.89%</b>

Our industry leading letting agency **Let Property Management** 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      **£1,495.00**  
Adjusted To

Net Return                      **2.52%**

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

Annual Net Income      **£645.00**  
Adjusted To

Net Return                      **1.09%**

# 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 £220,000.



£220,000

## 3 bedroom semi-detached house for sale

+ Add to report

Green Lane, Leamore / Bloxwich, Walsall

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Feb 2024 to 26 Jun 2024 (122 days) by Webbs Estate Agents, Walsall



£150,000

## 3 bedroom terraced house for sale

+ Add to report

Bloxwich Road, Walsall

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Jan 2022 to 5 May 2022 (110 days) by Webbs Estate Agents, Walsall

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

**3 bedroom semi-detached house**

+ Add to report

Chantry Avenue, Walsall, West Midlands, WS3

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Nov 2024 to 6 Jan 2025 (50 days) by MrsCarters, Bath



£850 pcm

**3 bedroom flat**

+ Add to report

High Street, Bloxwich, Walsall






NO LONGER ADVERTISED

Marketed from 21 Feb 2025 to 11 Mar 2025 (18 days) by Marrion & Co, Walsall

# 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: **8 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.

