

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bright Street,  
Wolverhampton, WV1

217313552

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





## Property Description

Our latest listing is in Bright Street, Wolverhampton, WV1

Get instant cash flow of **£995** per calendar month with a **8.2%** Gross Yield for investors.

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...



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## Property Key Features

**3 bedroom**

**1 bathroom**

**Spacious Room**

**Good Condition**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £995**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 145,000.00

25% Deposit	£36,250.00
SDLT Charge	£7,650
Legal Fees	£1,000.00
Total Investment	£44,900.00

# Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £995 per calendar month.

<b>Returns Based on Rental Income</b>	<b>£995</b>
Mortgage Payments on £108,750.00 @ 5%	<b>£453.13</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£99.50</b>
<b>Total Monthly Costs</b>	<b>£567.63</b>
<b>Monthly Net Income</b>	<b>£427.38</b>
<b>Annual Net Income</b>	<b>£5,128.50</b>
<b>Net Return</b>	<b>11.42%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,138.50**  
Adjusted To

Net Return                      **6.99%**

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

Annual Net Income      **£2,953.50**  
Adjusted To

Net Return                      **6.58%**

# 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 £165,000.



£165,000

## 3 bedroom terraced house for sale

Bright Street, Whitmore Reans, Wolverhampton

NO LONGER ADVERTISED

Marketed from 27 May 2025 to 16 Jan 2026 (233 days) by Connells, Wolverhampton

+ Add to report



£150,000

## 3 bedroom end of terrace house for sale

Bright Street, Wolverhampton, West Midlands, WV1

NO LONGER ADVERTISED **SOLD STC**

Marketed from 12 Mar 2024 to 1 Oct 2024 (202 days) by Dixons, Wolverhampton

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,195 based on the analysis carried out by our letting team at **Let Property Management**.



£1,195 pcm

## 3 bedroom terraced house

Bright Street, Wolverhampton

NO LONGER ADVERTISED

Marketed from 9 May 2025 to 19 Jun 2025 (40 days) by Affitto Estate Agents, Nuneaton

+ Add to report



£1,100 pcm

## 3 bedroom end of terrace house

Bright Street, Wolverhampton, West Midlands, WV1

NO LONGER ADVERTISED

Marketed from 16 Jun 2025 to 10 Sep 2025 (85 days) by Morgan Payne & Knightly, Telford

+ Add to report

# Current Tenant Profile



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.



**LETPROPERTY**