

LET PROPERTY PACK

INVESTMENT INFORMATION

Westley Court West
Bromwich, B71 1HH

203670782

 www.letproperty.co.uk





Property Description

Our latest listing is in Westley Court West Bromwich, B71 1HH

Get instant cash flow of **£675** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **10.0%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

Don't miss out on this fantastic investment opportunity...



Westley Court West
Bromwich, B71 1HH

203670782



Property Key Features

2 bedroom

1 bathroom

Well kept flat

Close proximity to valuable amenities

Factor Fees: £90.00

Ground Rent: £25.00

Lease Length: 999

Current Rent: £675

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£3,600
Legal Fees	£1,000.00
Total Investment	£34,600.00

Projected Investment Return



The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£675	£1,000
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£90.00	
Ground Rent	£25.00	
Letting Fees	£67.50	£100.00
Total Monthly Costs	£572.50	£605.00
Monthly Net Income	£102.50	£395.00
Annual Net Income	£1,230.00	£4,740.00
Net Return	3.55%	13.70%

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 **£2,740.00**
Adjusted To

Net Return **7.92%**

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

Annual Net Income **£3,240.00**
Adjusted To

Net Return **9.36%**

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 £130,000.



£130,000



2 bedroom flat for sale

Westley Court, West Bromwich

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Ideal First Time Purchase/Investment Opportunity | Lounge/Diner | Two Bedrooms | Bathroom & En-Su...

SOLD PRICE HISTORY	
11 Oct 2007	£112,197

Marketed from 26 Aug 2022 to 12 Jan 2023 (138 days) by Green & Company, Great Barr



£125,000



2 bedroom apartment for sale

Westley Court, West Bromwich, B71

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

No chain | Estimated rent achievable - £625pcm (6% yield) | Close to Sandwell General Hospital | ...

SOLD PRICE HISTORY	
20 Apr 2022	£120,000
19 Oct 2007	£133,995

Marketed from 18 Nov 2021 to 25 Apr 2022 (157 days) by Martin & Co, Harborne

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom flat

Birmingham Road, West bromwich

+ Add to report

CURRENTLY ADVERTISED

THE KAIZEN | WEST BROMWICH | TWO BEDROOM | NEW | APARTMENT | INTERNET | ELECTRIC | LUXURY

Marketed from 13 Feb 2024 by Samuel & Co, West Bromwich



£1,000 pcm

2 bedroom flat

Liberty Lane, West Bromwich, B70

+ Add to report

CURRENTLY ADVERTISED






No Agent Fees | Students Can Enquire | Property Reference Number: 1999259

Marketed from 24 Feb 2024 by OpenRent, London

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: **5 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.



www.letproperty.co.uk

Westley Court West Bromwich, B71 1HH

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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