

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Emerald Close Bilston,  
WV14

206101481

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





## Property Description

Our latest listing is in Emerald Close Bilston, WV14

Get instant cash flow of **£725** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£871** which would provide the investor a Gross Yield of **5.8%** if the rent was increased to market rate.

**With long term tenants currently situated and a location that is accessible to various amenities, this property will be the perfect addition to an investors portfolio.**

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



**Emerald Close Bilston,  
WV14**

**206101481**



## **Property Key Features**

**2 Bedroom**

**1 Bathroom**

**Lounge and Kitchen**

**Three Piece Bathroom**

**Lease Length: 115 Years**

**Current Rent: £725**

**Market Rent: £871**

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 180,000.00

25% Deposit	£45,000.00
SDLT Charge	£5,400
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£51,400.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 871

Returns Based on Rental Income	£725	£871
Mortgage Payments on £135,000.00 @ 5%	£562.50	
Est. Building Cover (Insurance)	£15.00	
Letting Fees	£72.50	£87.10
<b>Total Monthly Costs</b>	<b>£650.00</b>	<b>£664.60</b>
<b>Monthly Net Income</b>	<b>£75.00</b>	<b>£206.40</b>
<b>Annual Net Income</b>	<b>£900.00</b>	<b>£2,476.80</b>
<b>Net Return</b>	<b>1.75%</b>	<b>4.82%</b>

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      **£734.80**  
Adjusted To

Net Return                      **1.43%**

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

Annual Net Income      **-£223.20**  
Adjusted To

Net Return                      **-0.43%**

# 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 £199,000.



£199,000

## 2 bedroom bungalow for sale

Emerald Close, Bilston, West Midlands, WV14

+ Add to report

NO LONGER ADVERTISED

MODERN DETACHED BUNGALOW | LEASEHOLD AND EPC RATED B | NO SERVICE CHARGES | CONTEMPORARY DECOR | ...

Marketed from 14 Apr 2022 to 3 Oct 2022 (172 days) by Your Move, Wolverhampton



£180,000

## 2 bedroom bungalow for sale

Emerald Close, Bilston, West Midlands, WV14

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

MODERN DETACHED BUNGALOW | LEASEHOLD AND EPC RATED B | NO SERVICE CHARGES | FREEHOLD AVAILABLE | ...

Marketed from 9 Dec 2021 to 4 May 2022 (145 days) by Your Move, Wolverhampton



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £871 based on the analysis carried out by our letting team at **Let Property Management**.



[View details](#)

£895 pcm

[Floorplan](#)

### 3 bedroom detached house

Moseley Road, Willenhall, West Midlands, WV13

[+ Add to report](#)

NO LONGER ADVERTISED **LET AGREED**

\*\*\*MODERN DETACHED HOUSE\*\*\* Accommodation to include, hallway, lounge, dining room, fitted kitche...

#### SOLD PRICE HISTORY

14 Aug 2007	£115,000
16 Jul 1999	£54,000

Marketed from 29 Jun 2022 to 18 Jul 2022 (18 days) by Your Move, Wednesfield



£850 pcm

### 2 bedroom terraced house

Park Meadow Avenue, Bilston, WV14

[+ Add to report](#)

NO LONGER ADVERTISED






No Agent Fees | Students Can Enquire | Property Reference Number: 906381

Marketed from 29 Sep 2023 to 3 Oct 2023 (3 days) 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: **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.



**LETPROPERTY**