

LET PROPERTY PACK

INVESTMENT INFORMATION

Dilliars Walk, West
Bromwich, B70

209804814

 www.letproperty.co.uk





Property Description

Our latest listing is in Dilliards Walk, West Bromwich, B70

Get instant cash flow of **£874** per calendar month with a **4.6%** Gross Yield for investors.

This property has a potential to rent for **£955** which would provide the investor a Gross Yield of **5.0%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Dilliers Walk, West
Bromwich, B70

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Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: freehold

Lease Length: freehold

Current Rent: £874

Market Rent: £955

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £230,000.00 and borrowing of £172,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 230,000.00

25% Deposit	£57,500.00
SDLT Charge	£6,900
Legal Fees	£1,000.00
Total Investment	£65,400.00

Projected Investment Return



The monthly rent of this property is currently set at £874 per calendar month but the potential market rent is

£ 955

Returns Based on Rental Income	£874	£955
Mortgage Payments on £172,500.00 @ 5%	£718.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	freehold	
Letting Fees	£87.40	£95.50
Total Monthly Costs	£821.15	£829.25
Monthly Net Income	£52.85	£125.75
Annual Net Income	£634.20	£1,509.00
Net Return	0.97%	2.31%

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 **-£401.00**
Adjusted To

Net Return **-0.61%**

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

Annual Net Income **-£1,941.00**
Adjusted To

Net Return **-2.97%**

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 £190,000.



£190,000



3 bedroom end of terrace house for sale

Dilliards Walk, West Bromwich, B70

+ Add to report

NO LONGER ADVERTISED

End Of Terrace House | Large Lounge | Modern Fitted Kitchen | Three Bedrooms | Upstairs Bathroom...

SOLD PRICE HISTORY

20 May 2022	£179,000
22 Oct 2009	£24,597
24 Aug 2001	£37,000



£160,000

3 bedroom terraced house for sale

Dilliards Walk, West Bromwich

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

THREE BEDROOMS | DOUBLE GLAZING | FITTED KITCHEN | REAR GATED DRIVEWAY | CATCHMENT AREA | OPEN P...

Marketed from 26 Nov 2020 to 25 Oct 2021 (332 days) by Paul Carr, Hamstead

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 house

+ Add to report

Steel Avenue, West Bromwich

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 May 2024 to 16 Jul 2024 (59 days) by Paul Dubberley & Co Lettings, West Bromwich



£1,150 pcm

3 bedroom semi-detached house

+ Add to report

John Street, Swan Village, West Bromwich, B70

NO LONGER ADVERTISED

Marketed from 22 May 2024 to 14 Jun 2024 (23 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2084113

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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