

LET PROPERTY PACK

INVESTMENT INFORMATION

Dilliars Walk, West Bromwich, B70

209804814











Property Description

Our latest listing is in Dilliars 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...







Dilliars Walk, West Bromwich, B70



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

209804814

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









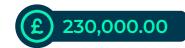
Initial Outlay





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



25% Deposit **£57,500.00**

SDLT Charge £6,900

Legal Fees £1,000.00

Total Investment £65,400.00

Projected Investment Return





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.

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



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	ТВС	
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%

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

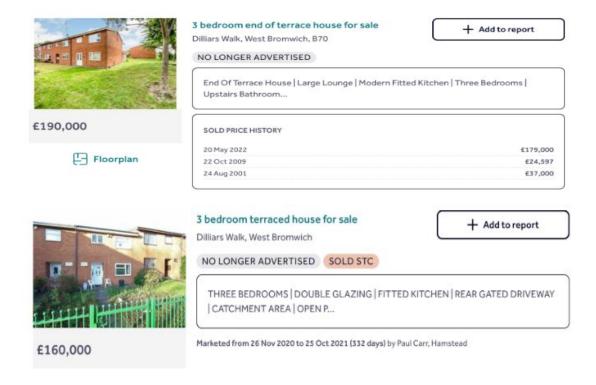
Net Return

-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.



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.



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





+ 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



£1,150 pcm

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



Current term of tenancy: Moved in within the last 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.





Interested in this property investment?

Call us on **0141 478 0985**



Dilliars Walk, West Bromwich, B70



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.