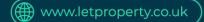


LET PROPERTY PACK

INVESTMENT INFORMATION

Watling Street, Walsall, WS8 7LU

219294902











Property Description

Our latest listing is in Watling Street, Walsall, WS8 7LU

Get instant cash flow of £2,615,163 per calendar month with a 6.03% Gross Yield for investors.

This property has a potential to rent for £3,200 which would provide the investor a Gross Yield of 7.38% 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...











Property Key Features

7 Bedrooms

5 Bathrooms and a separate WC

Portfolio of 5 Flats and 1 Detached House

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length:

163: 111 years

164A: 109 years

164B: 109 years

165A: 106 years

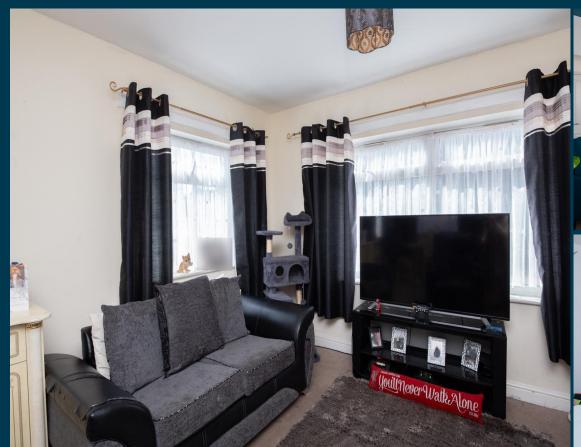
165B: 106 years

Current Rent: £2,615.163

Market Rent: £3,200

Lounge









Kitchen









Bedrooms





Bathroom





Exterior









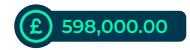
Initial Outlay





Figures based on assumed purchase price of £598,000.00 and borrowing of £448,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£149,500.00**

SDLT Charge £49,800

Legal Fees £1,000.00

Total Investment £200,300.00

Projected Investment Return





The monthly rent of this property is currently set at £2,615,163 per calendar month but the potential market rent is



Returns Based on Rental Income	£2,615,163	£3,200
Mortgage Payments on £448,500.00 @ 5%	£1,868.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	TBC	
Letting Fees	£261,516.3 0	£320.00
Total Monthly Costs	£263,400. 05	£2,203.75
Monthly Net Income	£2,351,762. 95	£996.25
Annual Net Income	£28,221,15 5.40	£11,955.00

Our industry leading letting agency **Let Property Management** 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

£5,555.00

Annual Net Income

Adjusted To

_ ___

Net Return

2.77%

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

Annual Net Income

£2,985.00

Adjusted To

Net Return

1.49%

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**



Watling Street, Walsall, WS8 7LU



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.