

LET PROPERTY PACK

INVESTMENT INFORMATION

Wilkes Avenue and Saxeldy, Swadlincote, DE12

220939188











Property Description

Our latest listing is in Wilkes Avenue and Saxeldy, Swadlincote, DE12

Get instant cash flow of £2,695 per calendar month with a 7.0% Gross Yield for investors.

This portfolio has a potential to rent for £3,395 which would provide the investor a Gross Yield of 8.9% if the rent was increased to market rate.

This portfolio 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...







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Portfolio of 2 Semi-Detached Houses

2 Bathrooms

Private Driveway Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,695

Market Rent: £3,395

Lounge





Kitchen





Bedrooms









Bathroom







Exterior









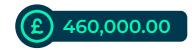
Initial Outlay





Figures based on assumed purchase price of £460,000.00 and borrowing of £345,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£115,000.00**

SDLT Charge £36,000

Legal Fees £1,000.00

Total Investment £152,000.00

Projected Investment Return





Our industry leading letting agency
Let Property Management can
provide advice on achieving full
market rent.



| Returns Based on Rental Income | £2,695 | £3,395 |
|---------------------------------------|------------|------------|
| Mortgage Payments on £345,000.00 @ 5% | £1,437.50 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | ТВС | |
| Ground Rent | Freehold | |
| Letting Fees | £269.50 | £339.50 |
| Total Monthly Costs | £1,722.00 | £1,792.00 |
| Monthly Net Income | £973.00 | £1,603.00 |
| Annual Net Income | £11,676.00 | £19,236.00 |
| Net Return | 7.68% | 12.66% |

Return Stress Test Analysis Report





If the tenant was to leave and you missed 2 months of rental income

Annual Net Income

£12,446.00

Adjusted To

Net Return

8.19%

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

Annual Net Income

£12,336.00

Adjusted To

Net Return

8.12%

Current Tenant Profile



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**



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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.

