

LET PROPERTY PACK

INVESTMENT INFORMATION

Wilkes Avenue and
Saxeldy, Swadlincote, DE12

220939188

 www.letproperty.co.uk





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...



Wilkes Avenue and
Saxeldy, Swadlincote,
DE12

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Property Key Features

**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





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

£ 460,000.00

25% Deposit £115,000.00

SDLT Charge £36,000

Legal Fees £1,000.00

Total Investment £152,000.00

Projected Investment Return



The monthly rent of this property is currently set at £2,695 per calendar month but the potential market rent is

£ 3,395



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	TBC	
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**



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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