

LET PROPERTY PACK

INVESTMENT INFORMATION

Goodwood Grove,
Wrexham, LL13

223408854

 www.letproperty.co.uk





Property Description

Our latest listing is in Goodwood Grove, Wrexham, LL13

Get instant cash flow of **£2,220** per calendar month with a **9.9%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

4 bedroom HMO

3 bathroom

Spacious Room

Driveway

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,220

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £270,000.00 and borrowing of £202,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 270,000.00

25% Deposit	£67,500.00
SDLT Charge	£17,000
Legal Fees	£1,000.00
Total Investment	£85,500.00

Projected Investment Return



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



The monthly rent of this property is currently set at £2,220 per calendar month.

Returns Based on Rental Income	£2,220
Mortgage Payments on £202,500.00 @ 5%	£843.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£222.00
Total Monthly Costs	£1,080.75
Monthly Net Income	£1,139.25
Annual Net Income	£13,671.00
Net Return	15.99%

Return **Stress Test** Analysis Report



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

Annual Net Income **£9,231.00**
Adjusted To

Net Return **10.80%**

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

Annual Net Income **£9,621.00**
Adjusted To

Net Return **11.25%**

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 £275,000.



£275,000

4 bedroom detached house for sale

+ Add to

Newport Close, Wrexham

NO LONGER ADVERTISED

Marketed from 18 May 2021 to 1 Jul 2021 (43 days) by Reid and Roberts, Wrexham



£265,000

4 bedroom detached house for sale

+ Add to rep

Goodwood Grove, Wrexham

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 14 Nov 2022 to 5 Jul 2023 (233 days) by CLS Estates, Chester

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: **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.



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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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