LET PROPERTY PACK

INVESTMENT INFORMATION

Worcester Street,
Kidderminster, DY10

229628068

www.letproperty.co.uk





Property Description

Our latest listing is in Worcester Street, Kidderminster, DY10

Get instant cash flow of **£12,545** per calendar month with a **8.2%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



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Property Key Features

Portfolio of Multiple Flats, HMO, and Commercial Unit

Multiple Bathrooms

Spacious Living Spaces

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £12,545

Lounge







Kitchen







Bedrooms







Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £1,840,000.00 and borrowing of £1,380,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 1,840,000.00

25% Deposit	**£460,000.00**
SDLT Charge	**£226,550**
Legal Fees	**£1,000.00**
Total Investment	**£687,550.00**

Projected Investment Return



The monthly rent of this property is currently set at £12,545 per calendar month

Returns Based on Rental Income	**£12,545**
Mortgage Payments on £1,380,000.00 @ 5%	**£5,750.00**
Est. Building Cover (Insurance)	**£15.00**
Approx. Factor Fees	**£0.00**
Ground Rent	**FREEHOLD**
Letting Fees	**£1,254.50**
Total Monthly Costs	**£7,019.50**
Monthly Net Income	**£5,525.50**
Annual Net Income	**£66,306.00**
Net Return	**9.64%**

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

Annual Net Income Adjusted To	**£41,216.00**
Net Return	**5.99%**

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

Annual Net Income Adjusted To	**£38,706.00**
Net Return	**5.63%**

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: **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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