

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Gordon Crescent, Brierley  
Hill, DY5

227626070

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Gordon Crescent, Brierley Hill, DY5

Get instant cash flow of **£700** per calendar month with a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to market rate.

**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...**



Gordon Crescent, Brierley  
Hill, DY5

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## Property Key Features

**1 bedroom**

**1 bathroom**

**Spacious Room**

**Easy access to local amenities**

**Factor Fees: £1.00 PM**

**Ground Rent: £0.00**

**Lease Length: 139 years**

**Current Rent: £700**

**Market Rent: £850**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £103,500.00 and borrowing of £77,625.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 103,500.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £25,875.00 |
| SDLT Charge      | £5,175     |
| Legal Fees       | £1,000.00  |
| Total Investment | £32,050.00 |

# 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 £700 per calendar month but the potential market rent is

£ 850

| Returns Based on Rental Income       | £700      | £850      |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £77,625.00 @ 5% | £323.44   |           |
| Est. Building Cover (Insurance)      | £15.00    |           |
| Approx. Factor Fees                  | £1.00     |           |
| Ground Rent                          | £0.00     |           |
| Letting Fees                         | £70.00    | £85.00    |
| Total Monthly Costs                  | £409.44   | £424.44   |
| Monthly Net Income                   | £290.56   | £425.56   |
| Annual Net Income                    | £3,486.75 | £5,106.75 |
| Net Return                           | 10.88%    | 15.93%    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,406.75**  
Adjusted To

Net Return                      **10.63%**

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

Annual Net Income      **£3,554.25**  
Adjusted To

Net Return                      **11.09%**

# 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 £110,000.



£110,000

## 1 bedroom flat for sale

+ Add to report

Waterfront West, Brierley Hill

NO LONGER ADVERTISED

Marketed from 1 Sep 2021 to 18 Jan 2024 (869 days) by Connells, B'ham West - Dudley



£105,000

## 1 bedroom apartment for sale

+ Add to report

Dudley Road, Brierley Hill

NO LONGER ADVERTISED

Marketed from 21 May 2025 to 9 Jun 2025 (19 days) by PTN Estates, Brierley Hill

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



## 1 bedroom flat

[+ Add to report](#)

Brierley Hill, Dudley, DY5

NO LONGER ADVERTISED

Marketed from 2 Jun 2025 to 11 Jun 2025 (8 days) by OpenRent, London

£900 pcm



## 1 bedroom apartment

[+ Add to report](#)

The Landmark, Waterfront West, DY5 1LZ

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jul 2024 to 8 Aug 2024 (37 days) by FleetMilne, Birmingham

£895 pcm

# 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  
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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

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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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