

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Pritchard Avenue,  
Wolverhampton, WV11

226538746

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## Property Description

Our latest listing is in Pritchard Avenue, Wolverhampton, WV11

Get instant cash flow of **£650** per calendar month with a **9.1%** Gross Yield for investors.

This property has a potential to rent for **£731** which would provide the investor a Gross Yield of **10.2%** 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...**



Pritchard Avenue,  
Wolverhampton, WV11

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## Property Key Features

**1 bedroom**

**1 bathroom**

**Spacious Rooms**

**Easy access to local amenities**

**Factor Fees: £37.86 pm**

**Ground Rent: £0.83 pm**

**Lease Length: 103 years**

**Current Rent: £650**

**Market Rent: £731**

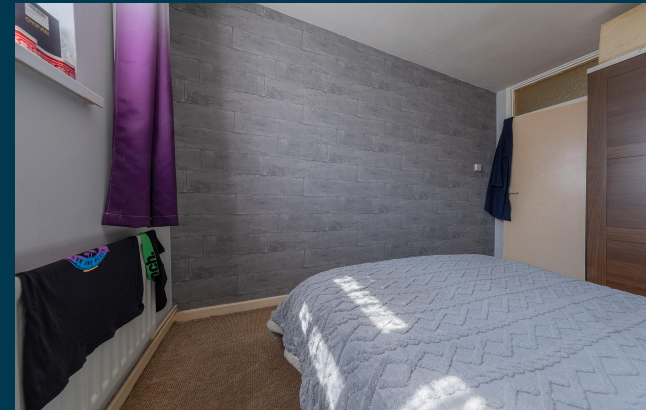
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 86,000.00

25% Deposit	£21,500.00
SDLT Charge	£4,300
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£26,800.00</b>

# 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 £650 per calendar month but the potential market rent is

£ 731

Returns Based on Rental Income	£650	£731
Mortgage Payments on £64,500.00 @ 5%	£268.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£37.86	
Ground Rent	£0.83	
Letting Fees	£65.00	£73.10
<b>Total Monthly Costs</b>	<b>£387.44</b>	<b>£395.54</b>
<b>Monthly Net Income</b>	<b>£262.56</b>	<b>£335.46</b>
<b>Annual Net Income</b>	<b>£3,150.72</b>	<b>£4,025.52</b>
<b>Net Return</b>	<b>11.76%</b>	<b>15.02%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£2,563.52**

Net Return **9.57%**

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

Annual Net Income Adjusted To **£2,745.48**

Net Return **10.24%**

# 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 £95,000.



£95,000

## 1 bedroom flat for sale

+ Add to report

Hyde Road, Wednesfield, Wolverhampton

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Nov 2024 to 26 Jan 2026 (437 days) by Connells, Wolverhampton



£90,000

## 1 bedroom flat for sale

+ Add to report

Pickering Road, Wolverhampton, West Midlands, WV11

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Sep 2022 to 6 Mar 2023 (174 days) by Your Move, Wednesfield

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

## 1 bedroom flat

+ Add to report

8B Wootton Avenue, Wolverhampton, West Midlands, WV11

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Mar 2025 to 16 May 2025 (66 days) by R & R Properties, Wolverhampton



£700 pcm

## 1 bedroom semi-detached house

+ Add to report

Moat Green Avenue, Wolverhampton, West Midlands, WV11

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Mar 2024 to 20 Mar 2024 (15 days) by Your Move, Dudley

# 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: **7 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.



**LETPROPERTY**