LET PROPERTY PACK

INVESTMENT INFORMATION

Penn Road,
Wolverhampton, WV4

222216072

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Property Description

Our latest listing is in Penn Road, Wolverhampton, WV4

Get instant cash flow of **£975** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£1,100** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

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

- 2 Bedrooms
- 2 Bathrooms
- Spacious Lounge
- Well Maintained Property

- Factor Fees: £217.33 pm
- Ground Rent: £16.67 pm
- Lease Length: 102 years
- Current Rent: £975
- Market Rent: £1,100

Lounge







Kitchen







Bedrooms



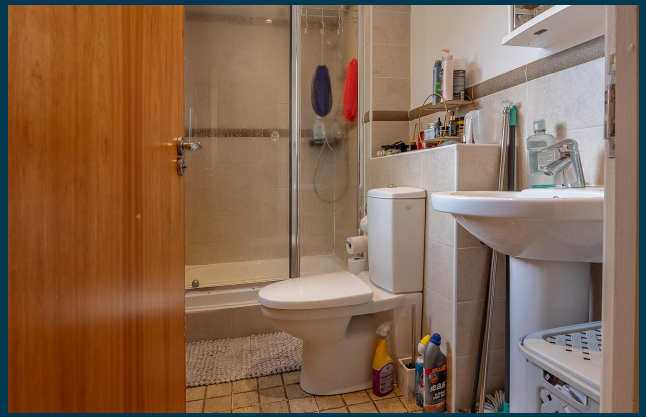




Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £146,000.00 and borrowing of £109,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£146,000.00

25% Deposit	**£36,500.00**
SDLT Charge	**£7,720**
Legal Fees	**£1,000.00**
Total Investment	**£45,220.00**

Projected Investment Return



The monthly rent of this property is currently set at £975 per calendar month but the potential market rent is £ 1,100

Returns Based on Rental Income	£975	£1,100
Mortgage Payments on £109,500.00 @ 5%	£456.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£217.33	
Ground Rent	£16.67	
Letting Fees	£97.50	£110.00
Total Monthly Costs	£802.75	£815.25
Monthly Net Income	£172.25	£284.75
Annual Net Income	£2,067.00	£3,417.00
Net Return	4.57%	7.56%

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	**£1,217.00**
Net Return	**2.69%**

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

Annual Net Income Adjusted To	**£1,427.04**
Net Return	**3.16%**

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 £160,000.



£160,000

2 bedroom flat for sale

+ Add to report

Penn Road, Wolverhampton, West Midlands, WV4

NO LONGER ADVERTISED SOLD STC

Marketed from 5 Jan 2024 to 18 Oct 2024 (287 days) by John Shepherd, Cannock



£159,500

2 bedroom ground floor flat for sale

+ Add to report

Penn Road, 282 Penn Road, Wolverhampton, West Midlands, WV4

CURRENTLY ADVERTISED

Marketed from 12 Sep 2022 by Thomas Harvey, Tettenhall

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom apartment

+ Add to report

Magnolia Court, Wolverhampton

NO LONGER ADVERTISED LET AGREED

Marketed from 16 Sep 2025 to 1 Oct 2025 (15 days) by Dixons Lettings, Wolverhampton



£995 pcm

2 bedroom apartment

+ Add to report

Flat 3, 226 Penn Road, Wolverhampton

NO LONGER ADVERTISED LET AGREED

Marketed from 29 Nov 2023 to 22 Jan 2024 (54 days) by Berriman Eaton, Tettenhall

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: **5 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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