

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Georgian House, South  
Crescent Featherstone,  
Wolverhampton

203543178

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





## Property Description

Our latest listing is in Georgian House, South Crescent Featherstone, Wolverhampton

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **7.4%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Georgian House, South  
Crescent Featherstone,  
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## Property Key Features

**4 bedrooms**

**2 bathrooms**

**Huge Garden**

**New Slabbing**

**Factor Fees: £0.00**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: VACANT**

**Market Rent: £2,000**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £325,000 and borrowing of £243,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 325,000.00

25% Deposit	£81,250.00
SDLT Charge	£13,500
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£95,750.00</b>

# Projected Investment Return

The potential market rent per calendar month of this property is currently set at

£ 2,000



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£2,000
Mortgage Payments on £243,750.00 @ 5%	£1,015.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	TBC
Letting Fees	£200.00
<b>Total Monthly Costs</b>	<b>£1,230.63</b>
<b>Monthly Net Income</b>	<b>£769.38</b>
<b>Annual Net Income</b>	<b>£9,232.50</b>
<b>Net Return</b>	<b>9.64%</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 **£5,232.50**

Net Return **5.46%**

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

Annual Net Income Adjusted To **£4,357.50**

Net Return **4.55%**

# 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 £180,000.



£180,000



## 3 bedroom semi-detached house for sale

South Crescent, Featherstone, Wolverhampton

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

A CHAIN FREE SEMI DETACHED HOME | LARGE CORNER PLOT LOCATION WITH SPACIOUS FRONT GARDEN | THREE B...

### SOLD PRICE HISTORY

17 Jun 2022	£180,000
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Marketed from 10 Mar 2022 to 1 Jul 2022 (112 days) by Connells, Wolverhampton



£180,000



## 3 bedroom semi-detached house for sale

South Crescent, Featherstone, Wolverhampton, Staffordshire, WV10

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

EXTENDED FAMILY HOME | POPULAR FEATHERSTONE LOCATION | FREEHOLD AND EPC D | WELL-PRESENTED ACCOMM...

### SOLD PRICE HISTORY

29 Oct 2021	£180,000
17 Feb 2006	£87,500

Marketed from 11 Jun 2021 to 28 Oct 2021 (139 days) by Your Move, Wednesfield

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



£2,500 pcm

## 4 bedroom detached house

Woodthorne Road, Tettenhall, Wolverhampton

+ Add to report

CURRENTLY ADVERTISED

\* A capacious 4-bedroom detached house, located in desirable Tettenhall within easy reach of the ...

Marketed from 7 Apr 2024 by Peter James Property Ltd, Tettenhall



£2,400 pcm

## 4 bedroom detached house

Chandler Close, Codsall

+ Add to report

CURRENTLY ADVERTISED

Holding deposit equivalent to 1 weeks rent required subject to conditions £550.00 | Security depo...

Marketed from 18 Mar 2024 by Skitts Estate Agents, Tipton

# Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

- ✓ Tenancy Agreement in place: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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)

Georgian House, South Crescent  
Featherstone, Wolverhampton

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

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**