

¥

LET PROPERTY PACK

INVESTMENT INFORMATION

Marsh Street Walsall, WS2

204930878

(www.letproperty.co.uk

LETPR@PERTY





Property Description

Our latest listing is in Marsh Street Walsall, WS2

Get instant cash flow of £525 per calendar month with a 6.0% Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **10.3%** 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...

LETPR®PERTY





Marsh Street Walsall, WS2

204930878

Property Key Features

1 bedroom 1 bathroom

Three Piece Bathroom Open Plan Lounge Factor Fees: £92.50 Ground Rent: £125.00 Lease Length: 99 years Current Rent: £525 Market Rent: £900

Lounge





Kitchen





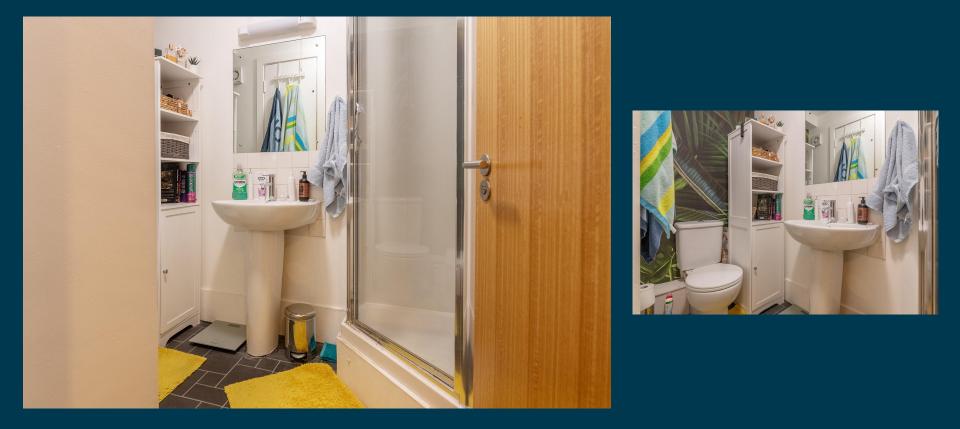
Bedrooms





Bathroom





Exterior





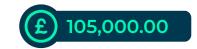






Figures based on assumed purchase price of £105,000 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£26,250.00
SDLT Charge	£3,150
Legal Fees	£1,000.00
Total Investment	£30,400.00

Projected Investment Return



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. The monthly rent of this property is currently set at £525 per calendar month but the potential market rent is



Returns Based on Rental Income	£525	£900
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£92.50	
Ground Rent	£125.00	
Letting Fees	£52.50	£90.00
Total Monthly Costs	£613.13	£650.63
Monthly Net Income	-£88.13	<mark>£249.38</mark>
Annual Net Income	-£1,057.50	£2,992.50
Net Return	<mark>-3.48</mark> %	<mark>9.84</mark> %

Return Stress Test Analysis Report





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

Annual Net Income **£1,192.50** Adjusted To

Net Return 3.92%

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

Annual Net Income **£2,917.50** Adjusted To

Net Return

9.60%

Sale Comparables Report

E PROPERTY

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.





2 bedroom flat for sale

Marsh Street, Gallery Square, Walsall, WS2

NO LONGER ADVERTISED SOLD STC

Two Bedroom Apartment | Town Centre Location | Lounge/Kitchen with Balcony | Shower Room/W.C. | L...

Marketed from 14 Jun 2022 to 27 Oct 2022 (135 days) by Goodchilds, Walsall



£90,000

Rent Comparables Report



+ Add to report

This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

1 bedroom apartment

The Goodsyard - Jewellery Quarter - B18

CURRENTLY ADVERTISED

Flexible contracts - choose to stay from 6 months to 5 years | Brand new 1, 2 and 3 bedroom renta...

Marketed from 12 Apr 2024 by Legal & General, The Goodsyard



£1,350 pcm

1 bedroom apartment	+ Add to report	
The Lancaster, Snow Hill Wharf, 62 Shadwell Street, B4 6LP		
NO LONGER ADVERTISED		
Luxury one-bedroom apartment Two bathroom; one 7th floor with b	en-sute, one shower over bath	

Marketed from 29 Jan 2024 to 29 Mar 2024 (60 days) by FleetMilne, Birmingham

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: YES





Standard Tenancy Agreement In Place: **YES**





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.



Current term of tenancy: 4 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

Marsh Street Walsall, WS2

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.

