

LET PROPERTY PACK

INVESTMENT INFORMATION

Marsh Street Walsall, WS2

204930878

 www.letproperty.co.uk





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...



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

£ 105,000.00

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

Projected Investment Return



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

£ 900

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	£249.38
Annual Net Income	-£1,057.50	£2,992.50
Net Return	-3.48%	9.84%

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.



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



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.



£100,000

2 bedroom apartment for sale

Marsh Street, Walsall, WS2

+ Add to report

CURRENTLY ADVERTISED

Fully secured block with intercom | Open plan living space | Two bedrooms | Long Lease | Wonderfu...

Marketed from 14 Mar 2024 by Yopa, North West & Midlands



£90,000

2 bedroom flat for sale

Marsh Street, Gallery Square, Walsall, WS2

+ Add to report

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

Rent Comparables 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 Goodyard - Jewellery Quarter - B18

+ Add to report

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 Goodyard



£1,350 pcm

1 bedroom apartment

The Lancaster, Snow Hill Wharf, 62 Shadwell Street, B4 6LP

+ Add to report

NO LONGER ADVERTISED LET AGREED






Luxury one-bedroom apartment | Two bathroom; one en-suite, one shower over bath | 7th floor with b...

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

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: **YES**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **4 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

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.



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