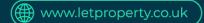


LET PROPERTY PACK

INVESTMENT INFORMATION

Dunkeld Place Coatbridge, ML5 5EG

193312856











Property Description

Our latest listing is in Dunkeld Place Coatbridge, ML5 5EG

Get instant cash flow of £850.00 per calendar month with a 8.5% Gross Yield for investors.

With a tenant that has kept the property in good condition and as the property is located in an ideal family location, it will prove to be a rewarding and reliable rental investment for the investor.

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







Dunkeld Place Coatbridge, ML5 5EG



3 Bedroom

1 Bathroom

Spacious Lounge

Three Piece Bathroom

Front & Rear Garden Space

Factor Fees: £0.00

Current Rent: £850.00

193312856

Lounge









Kitchen







Bedrooms









Bathroom









Exterior









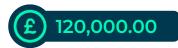
Initial Outlay





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£30,000.00**

Stamp Duty ADS @ 6% **£7,200.00**

Legal Fees £1,000.00

Total Investment £38,200.00

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.

Returns Based on Rental Income	£850.00
Mortgage Payments on £90,000.00 @ 5%	£375.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£85.00
Total Monthly Costs	£475.00
Monthly Net Income	£375.00
Annual Net Income	£4,500.00
Net Return	11.78%

Return Stress Test Analysis Report





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

£1,040.00

Annual Net Income

. . .

Adjusted To

2.72%

Net Return

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

Annual Net Income

£540.00

Adjusted To

Net Return

1.41%

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 £130,000.00.





Ailsa Road, Coatbridge

NO LONGER ADVERTISED SOLD STC

Key features

Mid Terraced Villa | 3 Bedrooms | Large Rear Garden | Modern Kitchen | Close to Local Amenities

Marketed from 15 Feb 2022 to 4 Apr 2022 (47 days) by Residence Estate Agents, Uddingston

Sold price history

14 Apr 2022 £130,000

3 bedroom terraced house for sale

Brownshill Avenue, Coatbridge, North Lanarkshire, ML5

NO LONGER ADVERTISED

Key features

3 bed terrace property | gch | dg | Close to schools | Close to shops | Close to travel links | Private garden | Popular location | Ideal first time buyer | ...

Marketed from 28 Jun 2022 to 14 Sep 2022 (77 days) by Jewel Homes, Coatbridge

Sold price history

30 Sep 2022 £126,500

+ Add to report

+ Add to report



£120,000

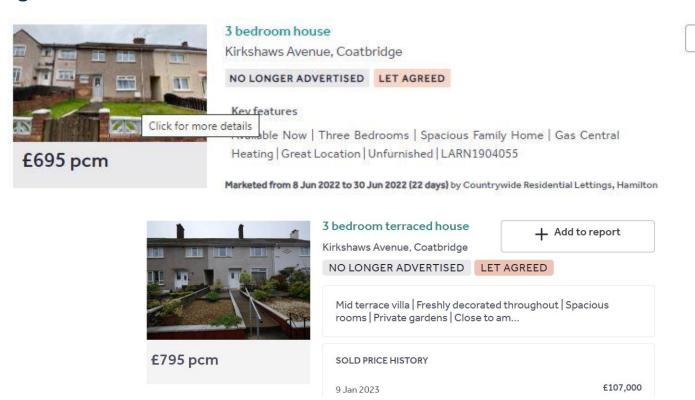
☐ Floorplan

Rent Comparables Report



+ Add to report

This property is situated in a high demand rental area with rents achieving as much as £695.00 based on the analysis carried out by our letting team at **Let Property**Management.



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



Current term of tenancy: 5 years +



Standard Short Assured 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.







Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

Dunkeld Place Coatbridge, ML5 5EG

LETPR@PERTY

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.