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# **LET PROPERTY PACK**

### **INVESTMENT INFORMATION**

Fairhurst Road, Stranraer, DG9 7QE

194940682

( www.letproperty.co.uk

### **LETPR®PERTY**





# **Property** Description

Our latest listing is in Fairhurst Road, Stranraer, DG9 7QE

Get instant cash flow of £400.00 per calendar month with a 5.6% Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

With a long term tenant currently situated, a location with easy access to various amenities and a rewarding potential rental income, this would be a great addition to an investor's portfolio!

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

### **LETPR®PERTY**





### Fairhurst Road, Stranraer, DG9 7QE

194940682

Property Key Features

2 Bedroom

1 Bathroom

Modern Kitchen

**Three Piece Shower Room** 

Factor Fees: £0.00

Current Rent: £400.00

Market Rent: £600















# Bedrooms





# Bathroom





# Exterior









Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit	£21,250.00
Stamp Duty ADS @ 6%	£5,100.00
Legal Fees	£1,000.00
Total Investment	£27,350.00

# **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 £400.00 per calendar month but the potential market rent is



<b>Returns Based on Rental Income</b>	£400.00	£600
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£40.00	£60.00
Total Monthly Costs	£320.63	£340.63
Monthly Net Income	£79.38	£259.38
Annual Net Income	£952.50	£3,112.50
Net Return	<mark>3.48%</mark>	<b>11.38%</b>

### Return Stress Test Analysis Report





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

Annual Net Income **£1,912.50** Adjusted To

Net Return

**6.99**%

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

Annual Net Income **£1,837.50** Adjusted To

Net Return

**6.72**%

## 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 £100,000.00.



£100,000



£69,995

### 2 bedroom terraced house for sale

31 Glenwell Avenue, Stranraer, Wigtownshire, DG9

CURRENTLY ADVERTISED UNDER OFFER

Key features

Spacious family villa | Contemporary kitchen | Luxury bathroom | Wood burning stove | Off-road parking

Marketed from 2 Jun 2023 by South West Property Centre, Stranraer

### 2 bedroom bungalow for sale

Glebe Street, Stranraer, Dumfries and Galloway, DG9

NO LONGER ADVERTISED SOLD STC

#### Key features

Spacious Terraced Bungalow | Two Bedrooms | Recently Modernised Throughout | Private Enclosed Garden | Great Value For Money | Ideal For ...

Marketed from 15 Dec 2021 to 11 Oct 2022 (299 days) by Your Move, Dumfries

Sold price history

12 Oct 2022

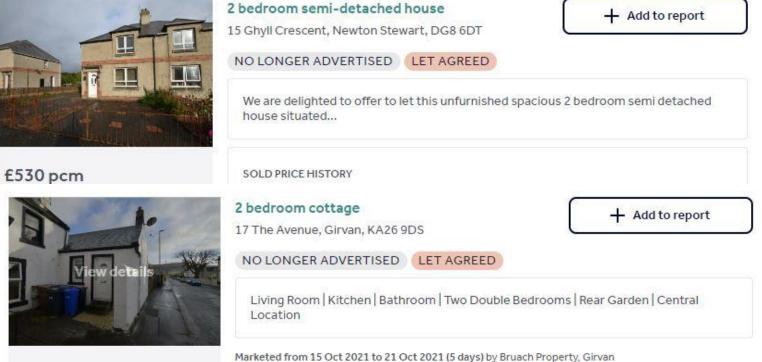
£74,250



+ Add to report

### **Rent Comparables Report**





LETORADERT

£500 pcm

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



Star

Standard Short Assured 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 in length of tenancy





www.letproperty.co.uk

### Fairhurst Road, Stranraer, DG9 7QE

### 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.

