

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Fairhurst Road, Stranraer,  
DG9 7QE

194940682

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





## 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...



Fairhurst Road, Stranraer,  
DG9 7QE

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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Modern Kitchen**

**Three Piece Shower Room**

**Factor Fees: £0.00**

**Current Rent: £400.00**

**Market Rent: £600**

# Lounge



# Kitchen



# 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

£ 85,000.00

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



The monthly rent of this property is currently set at £400.00 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£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
<b>Total Monthly Costs</b>	<b>£320.63</b>	<b>£340.63</b>
<b>Monthly Net Income</b>	<b>£79.38</b>	<b>£259.38</b>
<b>Annual Net Income</b>	<b>£952.50</b>	<b>£3,112.50</b>
<b>Net Return</b>	<b>3.48%</b>	<b>11.38%</b>

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      **£1,912.50**  
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.

 Floorplan



**£100,000**

**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

+ Add to report

 Floorplan



**£69,995**

**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

+ Add to report

**Sold price history**

12 Oct 2022      £74,250

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £530.00 based on the analysis carried out by our letting team at **Let Property Management**.



£530 pcm

## 2 bedroom semi-detached house

15 Ghyll Crescent, Newton Stewart, DG8 6DT

+ Add to report

NO LONGER ADVERTISED LET AGREED

We are delighted to offer to let this unfurnished spacious 2 bedroom semi detached house situated...

SOLD PRICE HISTORY



£500 pcm

## 2 bedroom cottage

17 The Avenue, Girvan, KA26 9DS

+ Add to report

NO LONGER ADVERTISED LET AGREED

Living Room | Kitchen | Bathroom | Two Double Bedrooms | Rear Garden | Central Location

Marketed from 15 Oct 2021 to 21 Oct 2021 (5 days) by Bruach Property, Girvan

# 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: **4 years +**



Standard Short Assured Tenancy Agreement In Place: **Yes**



Payment history: **On time in 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.



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



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