

LET PROPERTY PACK

INVESTMENT INFORMATION

Forsyth Avenue, Sanquhar,
DG4 6AU

195775316

 www.letproperty.co.uk





Property Description

Our latest listing is in Forsyth Avenue, Sanquhar, DG4 6AU

Get instant cash flow of **£450.00** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **8.8%** if the rent was increased to market rate.

With a location that is accessible to countless valuable amenities, a tenant currently situated and a rewarding rental income, this would be a great long term investment for an investor.

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



Forsyth Avenue,
Sanquhar, DG4 6AU

195775316



Property Key Features

3 Bedroom

1 Bathroom

Spacious Lounge

Three Piece Bathroom

Factor Fees: £0.00

Current Rent: £450.00

Market Rent: £550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 75,000.00

25% Deposit	£18,750.00
Stamp Duty ADS @ 6%	£4,500.00
Legal Fees	£1,000.00
Total Investment	£24,250.00

Projected Investment Return



The monthly rent of this property is currently set at £450.00 per calendar month but the potential market rent is

£ 550

Returns Based on Rental Income	£450.00	£550
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£45.00	£55.00
Total Monthly Costs	£294.38	£304.38
Monthly Net Income	£155.63	£245.63
Annual Net Income	£1,867.50	£2,947.50
Net Return	7.70%	12.15%

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 **£1,847.50**
Adjusted To

Net Return **7.62%**

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

Annual Net Income **£1,822.50**
Adjusted To

Net Return **7.52%**

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 £125,000.00.



£135,000

3 bedroom end of terrace house for sale

+ Add to report

134 High Street, Sanquhar

NO LONGER ADVERTISED

SOLD STC

Three Double Bedrooms | Two Reception Rooms | Kitchen/Diner
| Private & Enclosed Rear Garden | Of...

Marketed from 18 Dec 2018 to 28 Mar 2019 (99 days) by Yopa, Scotland



£95,000

3 bedroom semi-detached house for sale

+ Add to report

77 Castle Street, Sanquhar,
Dumfriesshire, DG4 6AB

NO LONGER ADVERTISED

Double Glazing | Gas Fired Central Heating | Garden

SOLD PRICE HISTORY

26 Oct 2020

£97,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650.00 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

3 bedroom semi-detached house

Coupla Gate, New Cumnock, KA18

NO LONGER ADVERTISED

2 x Built in wardrobes | Bathroom with Separate Shower | Combi Boiler | Electric Shower
| Garden ...

Marketed from 23 Jan 2023 to 31 Jan 2023 (7 days) by Rent Locally, Hamilton

+ Add to report



£650 pcm

3 bedroom end of terrace house

Coupla Gate, New Cumnock, KA18

NO LONGER ADVERTISED

Central location | Large rooms throughout | Main door entrance | Acces to back courtyard | ...

Marketed from 7 Sep 2022 to 22 Sep 2022 (14 days) by Rent Locally, Hamilton

+ Add to report

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: **3 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.



www.letproperty.co.uk

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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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