

LET PROPERTY PACK

INVESTMENT INFORMATION

Broomfield Gardens, Stranraer, DG9 7EZ

194968265











Property Description

Our latest listing is in Broomfield Gardens, Stranraer, DG9 7EZ

This property has a potential to rent for £750 which would provide the investor a Gross Yield of 8.2% 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...







Broomfield Gardens, Stranraer, DG9 7EZ



3 Bedroom

1 Bathroom

Modern Kitchen

Three Piece Bathroom

Factor Fees: £0.00

Market Rent: £750

194968265

Lounge









Kitchen







Bedrooms









Bathroom





Exterior





Initial Outlay





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£27,500.00**

Stamp Duty ADS @ 6% **£6,600.00**

Legal Fees £1,000.00

Total Investment £35,100.00

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	£750
Mortgage Payments on £82,500.00 @ 5%	£343.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Letting Fees	£75.00
Total Monthly Costs	£433.75
Monthly Net Income	£316.25
Annual Net Income	£3,795.00
Net Return	10.81%

Return Stress Test Analysis Report





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

Annual Net Income

£2,295.00

Adjusted To

Net Return

6.54%

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

Annual Net Income

£2,145.00

Adjusted To

Net Return

6.11%

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 £135,000.00.



3 bedroom semi-detached house for sale

Lochinvar, Edinburgh Road, Stranraer, Wigtownshire, DG9 7HD

NO LONGER ADVERTISED UNDER OFFER

Key features

Traditional townhouse | Period features

Marketed from 24 Mar 2023 to 18 May 2023 (54 days) by South West Property Centre, Stranraer



£115,000

4 bedroom semi-detached house for sale

9, Lewis Street, Stranraer, DG97AB

NO LONGER ADVERTISED

Key features

EXCELLENT INVESTMENT PROPERTY. Historic Large 4 Bedroom Semidetached Townhouse with super sized garden located in central location ...

Marketed from 6 Dec 2021 to 11 Jan 2022 (35 days) by Future Property Auctions, Glasgow

Sold price history

24 Jun 2003 £25,000

+ Add to report

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750.00 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom terraced house

Pine Quadrant, Girvan, KA26

NO LONGER ADVERTISED

Unexpectedly back on the market this rarely available within this convenient locale, this well pr...

£750 pcm

SOLD PRICE HISTORY



3 bedroom terraced house

Sycamore Drive, Girvan

NO LONGER ADVERTISED LET AGREED

Unfurnished | Living Room | Dining Room | Modern Kitchen | Family Bathroom | Two Double Bedrooms ...

£610 pcm

Marketed from 22 Nov 2022 to 16 Mar 2023 (113 days) by Bruach Property, Girvan

+ Add to report

+ 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: N/A



Current term of tenancy: N/A



Standard Short Assured Tenancy Agreement In Place: **N/A**



Payment history: N/A



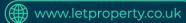
Fully compliant tenancy: N/A

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

Broomfield Gardens, Stranraer, DG9 7EZ



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.