

LET PROPERTY PACK

INVESTMENT INFORMATION

Broomfield Gardens,
Stranraer, DG9 7EZ

194968265

 www.letproperty.co.uk





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

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Property Key Features

3 Bedroom

1 Bathroom

Modern Kitchen

Three Piece Bathroom

Factor Fees: £0.00

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 110,000.00

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.

 Floorplan



£135,000

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

+ Add to report



£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 Semi-detached 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

+ Add to report

Sold price history

24 Jun 2003	£25,000
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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**.



£750 pcm

3 bedroom terraced house

Pine Quadrant, Girvan, KA26

+ Add to report

NO LONGER ADVERTISED

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

SOLD PRICE HISTORY



£610 pcm

3 bedroom terraced house

Sycamore Drive, Girvan

+ Add to report

NO LONGER ADVERTISED

LET AGREED

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

Marketed from 22 Nov 2022 to 16 Mar 2023 (113 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: **N/A**
- ✓ Standard Short Assured Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



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Broomfield Gardens, Stranraer, DG9 7EZ

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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