

## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Young Crescent, Bathgate EH48

196943606











#### **Property Description**

Our latest listing is in Young Cres, Bathgate EH48

Get instant cash flow of £523.00 per calendar month with a 6.6% Gross Yield for investors.

This property has a potential to rent for £650 which would provide the investor a Gross Yield of 8.2% if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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











### **Property Key Features**

1 Bedroom

1 Bathroom

**Spacious Lounge** 

**Garden Grounds** 

Factor Fees: £0.00

Current Rent: £523.00

Market Rent: £650

196943606

## Lounge









#### Kitchen









## Bedrooms









### **Bathroom**





#### **Exterior**









#### **Initial Outlay**





Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit **£23,750.00** 

Stamp Duty ADS @ 6% **£5,700.00** 

Legal Fees £1,000.00

Total Investment £30,450.00

#### **Projected Investment Return**





The monthly rent of this property is currently set at £523.00 per calendar month but the potential market rent is

(£)	650

Returns Based on Rental Income	£523.00	£650
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£52.30	£65.00
Total Monthly Costs	£364.18	£376.88
Monthly Net Income	£158.83	£273.13
Annual Net Income	£1,905.90	£3,277.50
Net Return	6.91%	10.76%

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

£1,977.50

Adjusted To

Net Return

6.49%

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

Annual Net Income

£1,852.50

Adjusted To

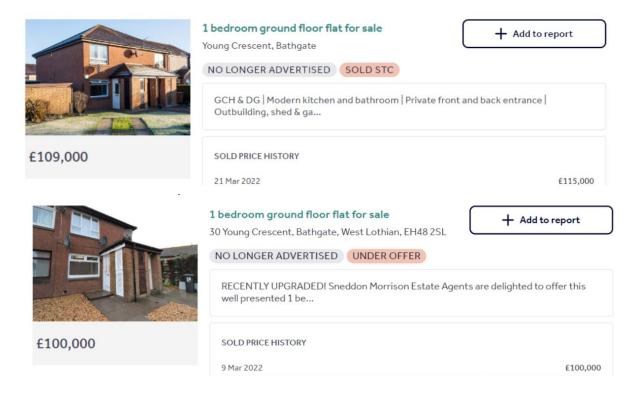
Net Return

6.08%

#### 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 £109,000.00.



#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £795.00 based on the analysis carried out by our letting team at **Let Property Management**.





#### **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: 5 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.







# Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985** 

Young Cres, Bathgate EH48



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.