

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Laurel Bank Terrace Castle  
Douglas, DG7

199629742

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





## Property Description

Our latest listing is in Laurel Bank Terrace Castle Douglas, DG7

Get instant cash flow of **£615** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Laurel Bank Terrace  
Castle Douglas, DG7

199629742



## Property Key Features

**2 bedrooms**

**2 bathroom**

**Garden Space**

**Easy Access to Local Amenities**

**Factor Fees: £0.00**

**Ground Rent: £0.00**

**Lease Length:**

**Current Rent: £615**

**Market Rent: £900**

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £140,000 and borrowing of £105,000.00 at £75.00% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

## PROPERTY VALUATION

£ 140,000.00

25% Deposit	<b>£35,000.00</b>
Stamp Duty ADS @ 6%	<b>£8,400.00</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£44,400.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £615 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£615	£900
Mortgage Payments on £105,000.00 @ 4%		<b>£350.00</b>
Est. Building Cover (Insurance)		<b>£15.00</b>
Approx. Factor Fees		<b>£0.00</b>
Ground Rent		<b>£0.00</b>
Letting Fees	<b>£61.50</b>	<b>£90.00</b>
<b>Total Monthly Costs</b>	<b>£426.50</b>	<b>£455.00</b>
<b>Monthly Net Income</b>	<b>£188.50</b>	<b>£445.00</b>
<b>Annual Net Income</b>	<b>£2,262.00</b>	<b>£5,340.00</b>
<b>Net Return</b>	<b>5.09%</b>	<b>12.03%</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      **£3,540.00**  
Adjusted To

Net Return                      **7.97%**

**If Interest Rates increased by £2.00% (from 4% to £6.00%)**

Annual Net Income      **£3,240.00**  
Adjusted To

Net Return                      **7.30%**

# 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 £141,500.



£135,000

## 2 bedroom end of terrace house for sale

58 Cotton Street, Castle Douglas

+ Add to report

NO LONGER ADVERTISED SOLD STC

Double Glazing | Fireplace / Stove | Gas Central Heating | Garden, Private | Shed/Summer House | ...

Marketed from 28 Mar 2022 to 1 Feb 2023 (309 days) by Williamson & Henry, Kirkcudbright



£120,000

## 3 bedroom end of terrace house for sale

Cairnsmore Road, Castle Douglas

+ Add to report

NO LONGER ADVERTISED SOLD STC

End of Terrace House | Three Double Bedrooms | 1930s Two Storey Villa | Fitted Dine-in Kitchen | ...

### SOLD PRICE HISTORY

8 Sep 2021

£124,000

Marketed from 8 Jun 2021 to 7 Sep 2021 (90 days) by Yopa, Scotland





# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

## 2 bedroom semi-detached house

Dildawn Estate, Castle Douglas, DG7

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1452637

Marketed from 30 Jul 2022 to 23 Aug 2022 (24 days) by OpenRent, London

+ Add to report



£695 pcm

## 2 bedroom terraced house

Union Street, Kirkcudbright, DG6

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1690126

Marketed from 26 Apr 2023 to 10 May 2023 (14 days) by OpenRent, London

+ 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**
-  Standard Short Assured Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **0 - 2 years**
-  Payment history: **On time for length of tenancy**

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)

Laurel Bank Terrace Castle Douglas, DG7

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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