

LET PROPERTY PACK

INVESTMENT INFORMATION

Almondell Road Broxburn, EH52 5QH

199385734











Property Description

Our latest listing is in Almondell Road Broxburn, EH52 5QH

Get instant cash flow of £620 per calendar month with a 7.4% Gross Yield for investors.

This property has a potential to rent for £700 which would provide the investor a Gross Yield of 8.4% if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would a great long term investment for an investor.

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







Almondell Road Broxburn, EH52 5QH



2 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

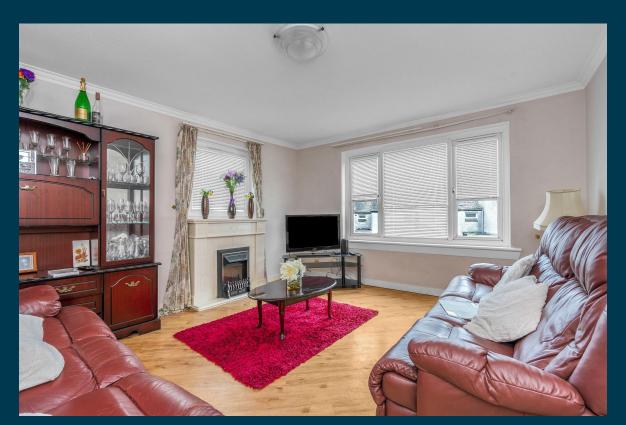
Current Rent: £620

Market Rent: £700

199385734

Lounge









Kitchen









Bedrooms









Bathroom







Exterior









Initial Outlay





Figures based on assumed purchase price of £100,000 and borrowing of £75,000.00 at £75.00% Loan To Value (LTV) and an estimated 4% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£25,000.00**

Stamp Duty ADS @ 6% **£6,000.00**

Legal Fees £1,000.00

Total Investment £32,000.00

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.

The monthly rent of this property is currently set at £620 per calendar month but the potential market rent is

Returns Based on Rental Income	£620	£700
Mortgage Payments on £75,000.00 @ 4%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£62.00	£70.00
Total Monthly Costs	£327.00	£335.00
Monthly Net Income	£293.00	£365.00
Annual Net Income	£3,516.00	£4,380.00
Net Return	10.99%	13.69%

Return Stress Test Analysis Report





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

Annual Net Income

£2,980.00

Adjusted To

Net Return

9.31%

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

Annual Net Income

£2,880.00

Adjusted To

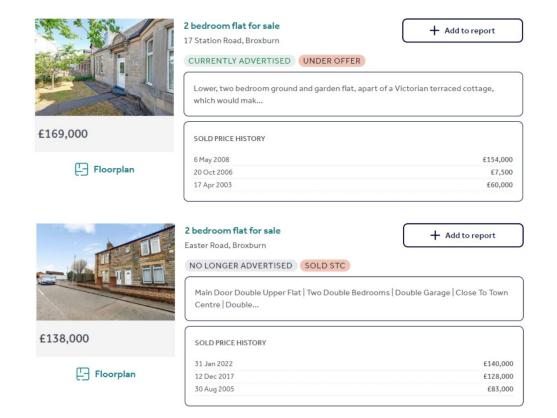
Net Return

9.00%

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 £169,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom flat

2143L - Union Road, Broxburn, EH52 6HR

NO LONGER ADVERTISED

Private Patio | Private Parking | Gas Heating | Double Glazing | Main Door Entry | White Goods | ...

Marketed from 12 Dec 2023 to 15 Jan 2024 (33 days) by SouthSide Property Management, Edinburgh



£795 pcm

2 bedroom flat

Greendykes Road, Broxburn, West Lothian, EH52

NO LONGER ADVERTISED

 ${\sf Double\ glazing\ |\ Shower\ |\ Washing\ machine\ |\ Dishwasher\ |\ Fridge\ Freezer}$

Marketed from 15 Dec 2022 to 30 Dec 2022 (15 days) by KnightBain Estate Agents, Broxburn

+ 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: Yes



Current term of tenancy: Moved in within the last 2 years



Standard 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**

Almondell Road Broxburn, EH52 5QH



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.