

LET PROPERTY PACK

INVESTMENT INFORMATION

Laghall Court Kingholm
Quay, Dumfries, DG1 4SY

197173561

 www.letproperty.co.uk





Property Description

Our latest listing is in Laghall Court Kingholm Quay, Dumfries, DG1 4SY

Get instant cash flow of **£500** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.1%** 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...



Laghall Court Kingholm
Quay, Dumfries, DG1 4SY

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Property Key Features

3 bedrooms

1 bathroom with WC

Double Glazed Window

Good Condition

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £500

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 125,000.00

25% Deposit	£31,250.00
Stamp Duty ADS @ 6%	£7,500.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£39,750.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£500	£950
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£50.00	£95.00
Total Monthly Costs	£455.63	£500.63
Monthly Net Income	£44.38	£449.38
Annual Net Income	£532.50	£5,392.50
Net Return	1.34%	13.57%

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 **£3,492.50**
Adjusted To

Net Return **8.79%**

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

Annual Net Income **£3,517.50**
Adjusted To

Net Return **8.85%**

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 £155,000.



£150,000

3 bedroom terraced house for sale

Laghall Court, Dumfries

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

SALE AGREED | Terraced House | Three Bedrooms | SALE AGREED

SOLD PRICE HISTORY

1 Feb 2022

£155,000



£140,000

3 bedroom terraced house for sale

Laghall Court, Dumfries

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

** Viewing Slots stat Tuesday the 21st of June 2022** | Mid Terraced House | Three Bedrooms | Mod...

SOLD PRICE HISTORY

1 Sep 2022

£149,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

3 bedroom terraced house

Kirkstone Cottage, Penrith, CA11

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1782523

Marketed from 2 Aug 2023 to 3 Nov 2023 (92 days) by OpenRent, London



£1,200 pcm

3 bedroom barn conversion

Stricketts Court, Cockermouth, CA13

+ Add to report

NO LONGER ADVERTISED LET AGREED






*****Rent Reduced***** A three bedroom, furnished, barn conversion in the popular town of Cockerm...

Marketed from 17 Oct 2023 to 14 Nov 2023 (27 days) by Belvoir, Carlisle

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: **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.



www.letproperty.co.uk

Laghall Court Kingholm Quay, Dumfries,
DG1 4SY

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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