

LET PROPERTY PACK

INVESTMENT INFORMATION

Main Street, Alexandria, G83

196074042











Property Description

Our latest listing is in Main Street, Alexandria, G83

Get instant cash flow of £500 per calendar month with a 8.0% Gross Yield for investors.

This property has a potential to rent for £671 which would provide the investor a Gross Yield of 10.7% 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...









2 bedrooms

1 bathroom

Modern Design

Spacious Rooms

Factor Fees: £0.00

Current Rent: £500

Market Rent: £671

Main Street, Alexandria, G83

196074042

Lounge









Kitchen









Bedrooms









Bathroom





Exterior







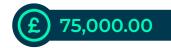
Initial Outlay





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£18,750.00**

Stamp Duty ADS @ 6% **£4,500.00**

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £24,250.00

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 £500 per calendar month but the potential market rent is



Returns Based on Rental Income	£500	£671
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£50.00	£67.10
Total Monthly Costs	£299.38	£316.48
Monthly Net Income	£200.63	£354.53
Annual Net Income	£2,407.50	£4,254.30
Net Return	9.93%	17.54%

Return Stress Test Analysis Report





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

Annual Net Income

£2,912.30

Adjusted To

Net Return

12.01%

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

Annual Net Income

£3,129.30

Adjusted To

Net Return

12.90%

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 £82,000.



3 bedroom flat for sale

Main Street, Alexandria

NO LONGER ADVERTISED UNDER OFFER

EGNGER ADVERTISED ONDER OFFER

A POPULAR LOCATION CLOSE TO AMENITIES \mid GENEROUSLY PROPORTIONED ACCOMMODATION THROUGHOUT \mid THREE \dots

£82,000

Marketed from 9 Mar 2019 to 28 May 2020 (446 days) by The Murray Agency, Alexandria



3 bedroom flat for sale

Main Street, Alexandria, West Dunbartonshire, G83

NO LONGER ADVERTISED

TRADITIONAL UPPER FLAT | LARGE LOUNGE | DINING AREA & FITTED KITCHEN | THREE DOUBLE BEDROOMS | ...

£73,000

Marketed from 5 Aug 2020 to 5 Oct 2020 (61 days) by S B Property, Dumbarton

+ Add to report

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat

Main Street, Alexandria

+ Add to report

CURRENTLY ADVERTISED

LR - PENDING | LARN - 1903036 | EPC - D | CT - C | Convenient Location | Fully Furnished | White ...

£850 pcm

Marketed from 4 May 2024 by Lomond Letting Ltd, Helensburgh



2 bedroom flat

Wylie Avenue, Alexandria, West Dunbartonshire, G83

+ Add to report

NO LONGER ADVERTISED

LOWER COTTAGE FLAT | TWO DOUBLE BEDROOMS | GENEROUS LOUNGE | MODERN FITTED KITCHEN | MODERN BATHR...

£650 pcm

SOLD PRICE HISTORY

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: 3 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

Main Street, Alexandria, G83



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.