

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Church Street Moffat, DG10

205170855

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





## Property Description

Our latest listing is in Church Street Moffat, DG10

Get instant cash flow of **£525** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **8.3%** 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...**



Church Street Moffat,  
DG10

205170855



## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Lounge and Kitchen**

**Well Maintained Property**

**Factor Fees: £0.00**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £525**

**Market Rent: £800**

# Lounge



# Kitchen



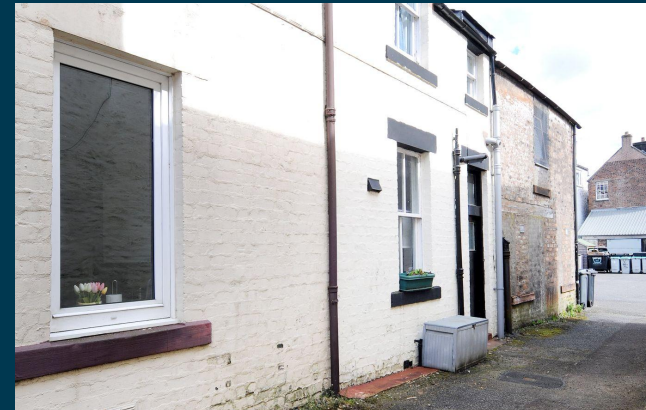
# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£3,450
Legal Fees	£1,000.00
Total Investment	£33,200.00

# 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 £525 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£525	£800
Mortgage Payments on £86,250.00 @ 5%	<b>£359.38</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>TBC</b>	
Letting Fees	<b>£52.50</b>	<b>£80.00</b>
<b>Total Monthly Costs</b>	<b>£426.88</b>	<b>£454.38</b>
<b>Monthly Net Income</b>	<b>£98.13</b>	<b>£345.63</b>
<b>Annual Net Income</b>	<b>£1,177.50</b>	<b>£4,147.50</b>
<b>Net Return</b>	<b>3.55%</b>	<b>12.49%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,547.50**  
Adjusted To

Net Return                      **7.67%**

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

Annual Net Income      **£2,422.50**  
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 £190,000.



**3 bedroom maisonette for sale**  
Well Street, Moffat, DG10

+ Add to report

CURRENTLY ADVERTISED

Three Double Bedrooms (Bedroom One En-Suite) | Recently Renovated Throughout | First-Floor Maison...

£190,000



SOLD PRICE HISTORY

8 Nov 2021	£147,000
8 Jan 2019	£105,500
22 Jan 2009	£62,000

Marketed from 25 Aug 2023 by Yopa, Scotland & The North



**2 bedroom cottage for sale**  
Holm Street, Moffat, DG10

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Tastefully Presented Terraced Cottage | Currently Set Up As A Successful Holiday Let | Historic T...

£190,000



SOLD PRICE HISTORY

24 May 2022	£190,000
5 Apr 2004	£102,500

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

## 4 bedroom end of terrace house

School Lane, Moffat, DG10

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1184493

Marketed from 10 Aug 2021 to 2 Sep 2021 (22 days) by OpenRent, London



£800 pcm

## 4 bedroom maisonette

Mansefield Place, Moffat, DG10

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1096833

Marketed from 30 Apr 2021 to 9 May 2021 (9 days) by OpenRent, London


# 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 Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**  
Fully compliant tenancy including  
EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 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.



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Interested in this  
**property investment?**

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.



**LETPROPERTY**