

LET PROPERTY PACK

INVESTMENT INFORMATION

Aspen Crescent, Dumfries, DG1

204026529

 www.letproperty.co.uk





Property Description

Our latest listing is in Aspen Crescent, Dumfries, DG1

Get instant cash flow of **£450** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **15.2%** 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...



Aspen Crescent,
Dumfries, DG1

204026529



Property Key Features

1 Bedroom

1 Bathroom

Lounge and Kitchen

Well Maintained Property

Factor Fees: £0.00

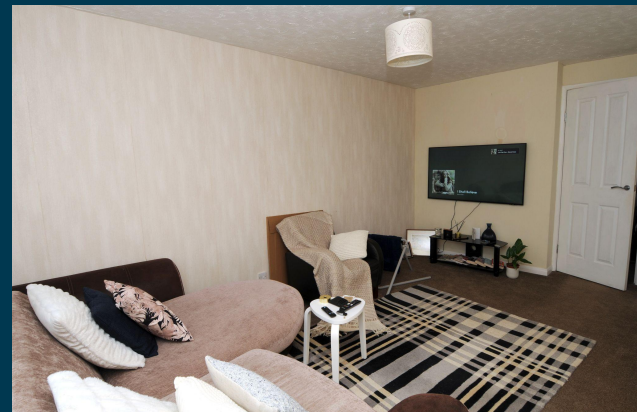
Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £450

Market Rent: £950

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.

ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit	£18,750.00
SDLT Charge	£2,250
Legal Fees	£1,000.00
Total Investment	£22,000.00

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 £450 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£450	£950
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£45.00	£95.00
Total Monthly Costs	£294.38	£344.38
Monthly Net Income	£155.63	£605.63
Annual Net Income	£1,867.50	£7,267.50
Net Return	8.49%	33.03%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£5,367.50**

Net Return **24.40%**

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

Annual Net Income Adjusted To **£6,142.50**

Net Return **27.92%**

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 £120,000.



£120,000



2 bedroom semi-detached bungalow for sale
Rowanbank Avenue, Dumfries

+ Add to report

NO LONGER ADVERTISED SOLD STC

Semi-Detached Bungalow | Ideally Suited to Couples, First-Time Buyers & Those Looking To Downsize...

SOLD PRICE HISTORY

4 Sep 2023	£126,000
15 Jun 2017	£94,000
21 Apr 2011	£93,000

Marketed from 12 Jul 2023 to 1 Sep 2023 (51 days) by Yopa, Scotland & The North



£120,000

2 bedroom semi-detached bungalow for sale
Larchfield Road, Dumfries

+ Add to report

NO LONGER ADVERTISED SOLD STC

** PLEASE NOTE - FIRST VIEWINGS WILL COMMENCE SUNDAY 11TH SEPTEMBER **
| New Build Semi-Detached...

Marketed from 1 Sep 2022 to 12 Jan 2023 (132 days) by Yopa, Scotland & The North


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.



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