

LET PROPERTY PACK

INVESTMENT INFORMATION

Lunar Path, Chapelhall, Airdrie ML6

208168507









Property Description

Our latest listing is in Lunar Path, Chapelhall, Airdrie ML6

Get instant cash flow of £550 per calendar month with a 5.1% Gross Yield for investors.

This property has a potential to rent for £900 which would provide the investor a Gross Yield of 8.3% if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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







Lunar Path, Chapelhall, Airdrie ML6



3 Bedrooms

2 Bathrooms

Front and Rear Garden

Spacious Rooms

Factor Fees: £0.00

Current Rent: £550

Market Rent: £900

208168507

Lounge









Kitchen

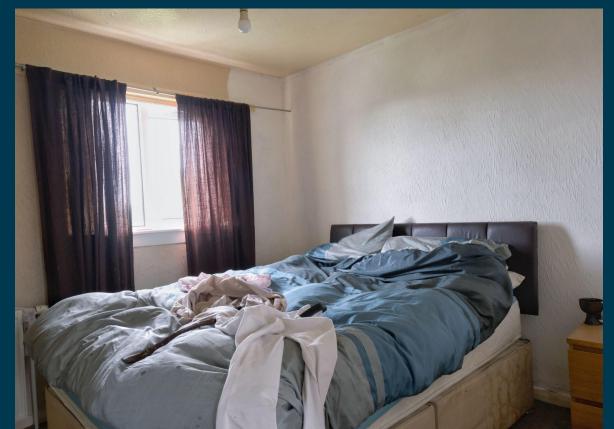






Bedrooms









Bathroom







Exterior







Initial Outlay





Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit **£32,500.00**

Stamp Duty ADS @ 6% **£7,800.00**

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £41,300.00

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 £550 per calendar month but the potential market rent is



Returns Based on Rental Income	£550	£900
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£55.00	£90.00
Total Monthly Costs	£476.25	£511.25
Monthly Net Income	£73.75	£388.75
Annual Net Income	£885.00	£4,665.00
Net Return	2.14%	11.30%

Return Stress Test Analysis Report





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

Annual Net Income

£2,865.00

Adjusted To

Net Return

6.94%

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

Annual Net Income

£2,715.00

Adjusted To

Net Return

6.57%

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 £185,000.



3 bedroom semi-detached house for sale

Laurieston Crescent, Chapelhall, Airdrie

+ Add to report

NO LONGER ADVERTISED

SOLD STC

Paul Owens of On The Move Estate Agents is delighted to bring to the market this walk-in conditio...

£185,000

SOLD PRICE HISTORY



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+ Add to report

NO LONGER ADVERTISED SOLD STC

4 Lunar Path, Chapelhall, Airdrie, Lanarkshire, ML6 8UR

3 bedroom terraced house for sale

Rarely Available Mid-Terraced Villa | Popular Residential Area | Three Double Bedrooms | Spacious...

£120,000

SOLD PRICE HISTORY

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.



£850 pcm

3 bedroom terraced house

Honeywell Crescent, Chapelhall, Airdrie, Lanarkshire, ML6

NO LONGER ADVERTISED LET AGREED

LL Reg 1133952/380/07111 EPC Rating D Mid terraced property in Chapelhall.

SOLD PRICE HISTORY



£595 pcm

3 bedroom terraced house

Hill Street, Chapelhall, Airdrie, ML6

NO LONGER ADVERTISED LET AGREED

EPC Rating D | 324955/320/15481 | Main Door | Large Garden Area | 3 Double Bedrooms | Gas Central...

SOLD PRICE HISTORY

+ 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: 5 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?

Call us on 0141 478 0985

Lunar Path, Chapelhall, Airdrie ML6



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.