

LET PROPERTY PACK

INVESTMENT INFORMATION

Poltalloch Street,
Lochgilphead, PA31

210267594

 www.letproperty.co.uk





Property Description

Our latest listing is in Poltalloch Street, Lochgilphead, PA31

Get instant cash flow of **£650** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **9.5%** 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...



Poltilloch Street,
Lochgillhead, PA31

210267594



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Expansive Garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 145,000.00

25% Deposit	£36,250.00
Stamp Duty ADS @ 8%	£11,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£48,850.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 1,150



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.



Returns Based on Rental Income	£650	£1,150
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£115.00
Total Monthly Costs	£533.13	£583.13
Monthly Net Income	£116.88	£566.88
Annual Net Income	£1,402.50	£6,802.50
Net Return	2.87%	13.93%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,502.50**
Adjusted To

Net Return **9.22%**

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

Annual Net Income **£4,627.50**
Adjusted To

Net Return **9.47%**

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 £170,000.



£170,000

3 bedroom semi-detached house for sale

10 Meadows Crescent, Lochgilphead, Argyll

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Jul 2024 to 7 Jan 2025 (178 days) by Argyll Estate Agents, Lochgilphead

+ Add to report



£160,000

3 bedroom semi-detached house for sale

15 Meadows Place, Lochgilphead, Argyll

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Aug 2023 to 14 Feb 2024 (189 days) by Argyll Estate Agents, Lochgilphead

+ 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**



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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PROPERTY ID: 210267594

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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