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## LET PROPERTY PACK

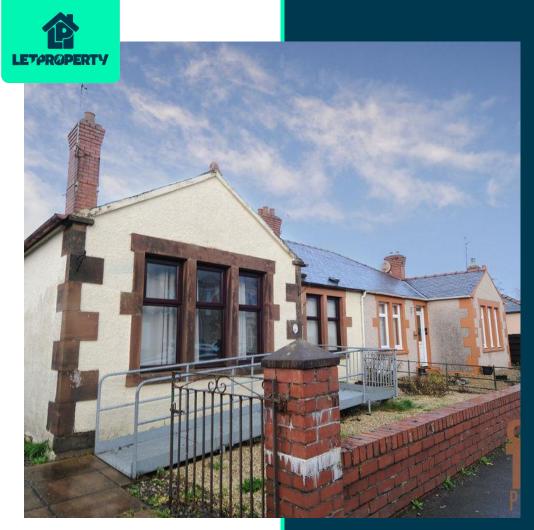
#### **INVESTMENT** INFORMATION

Balmoral Road, Dumfries, DG1 3BE

210765411

( www.letproperty.co.uk

#### 



### **Property** Description

Our latest listing is in Balmoral Road, Dumfries, DG1 3BE

Get instant cash flow of £560 per calendar month with a 5.2% Gross Yield for investors.

With great potential returns and located within a prime rental location in Dumfries, it will make for a reliable long term investment for an investor.

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







Balmoral Road, Dumfries, DG1 3BE

210765411

3 Bedrooms 1 Bathroom Spacious Rooms Spacious Lounge

**Property Key Features** 

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £560













## Bedrooms





## Bathroom











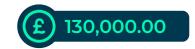
## **Initial** Outlay





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.

#### ASSUMED PURCHASE PRICE



25% Deposit	£32,500.00
SDLT Charge	£3,900
Legal Fees	£1,000.00
Total Investment	£37,400.00

### **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.

Returns Based on Rental Income	£560
Mortgage Payments on £97,500.00 @ 5%	£406.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£56.00
Total Monthly Costs	£477.25
Monthly Net Income	£82.75
Annual Net Income	£993.00
Net Return	<mark>2.66%</mark>

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#### Return Stress Test Analysis Report





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

Annual Net Income -£127.00 Adjusted To

Net Return -0.34%

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

Annual Net Income -£957.00 Adjusted To

Net Return

-2.56%

#### 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 £140,000.

Date noid

25 May 2023

Price

£127,500

IIII	LI	3 bedroom terraced house for sale	+ Add to report	
Ale Links		Balmoral Road, Dumfries, DG1		
		CURRENTLY ADVERTISED		
		Marketed from 28 Jun 2023 by Yopa, Scotland & The Nort	th	
£140,000		**NEW HOME REPORT NOW AVAILABLE**   Extended M	Ed-Terraced House   Three	
		Bedrooms   Open-Plan Livi		
Sold Price Histo	ry			
Date sold	Price			
08 Oct 2007	€120,000			
-		n- dated fittings throughout		
<ul> <li>Mid ter</li> <li>Offer o</li> </ul>	race ver £140	5 5		
<ul> <li>Mid ter</li> <li>Offer o</li> </ul>	race ver £140	0,000	+ Add to report	
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<ul> <li>Mid ter</li> <li>Offer o</li> </ul>	race ver £140	0,000 00 in 2007 3 bedroom terraced house for sale	+ Add to report	
- Mid ter - Offer o - Sold fo	race ver £140	0,000 00 in 2007 3 bedroom terraced house for sale Belmoral Road, Dumfries		
<ul> <li>Mid ter</li> <li>Offer o</li> </ul>	race ver £140	0,000 00 in 2007 3 bedroom terraced house for sale Balmoral Road, Dumfries NOTONGER ADVERTISED SOLD STO	fopa, Scotland & The North	

#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.

	3 bedroom bungalow	+ Add to report		
	Malard Cottage, Johnstonebridge, Lockerb DG11	Mallard Cottage, Johnstonebridge, Lockerbie, Dumfries and Galloway, South West Scotland, DG11		
	NO LONGER ADVERTISED			
£700 pcm	Marketed from 18 Aug 2024 to 23 Aug 2024 (5 day	Marketed from 18 Aug 2024 to 23 Aug 2024 (5 days) by Galbraith, Castle Douglas		
	3 Double bedrooms   Family bathroom and master	r bedroom en-suite   Pets will be considered   EPC =		
	Q EPC:	View		
	(Approx.) Sqft: 1,001 sq ft Price (£) pr	er sqft: €0.70		
	3 bedroom bungalow	+ Add to report		
	Kirkholm, Lochfoot, Dumfries, DG2			
and the state	NO LONGER ADVERTISED			
£700 pcm	Marketed from 19 Apr 2024 to 25 Apr 2024 (6 days) by Savilis Rural Sates, Dumfries 			
	(Approx.) Sqft: 1,012 sq ft Price (E) pe	er sqft: £0.69		

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

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.



Current term of tenancy: 2 years +

Payment history: On time for length of tenancy





Balmoral Road, Dumfries, DG1 3BE

#### 210765411

# 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.

