

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...



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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Spacious Lounge

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £560

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 130,000.00

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	TBC
Ground Rent	Freehold
Letting Fees	£56.00
Total Monthly Costs	£477.25
Monthly Net Income	£82.75
Annual Net Income	£993.00
Net Return	2.66%

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.



3 bedroom terraced house for sale

Balmoral Road, Dumfries, DG1

CURRENTLY ADVERTISED

Marketed from 28 Jun 2023 by Yopa, Scotland & The North

****NEW HOME REPORT NOW AVAILABLE**** | Extended Mid-Terraced House | Three Bedrooms | Open-Plan Living...

+ Add to report

Sold Price History

Date sold	Price
08 Oct 2007	£120,000

PROPERTY INFORMATION

- Okay condition- dated fittings throughout
- Mid terrace
- Offer over £140,000
- Sold for £120,000 in 2007



3 bedroom terraced house for sale

Balmoral Road, Dumfries

NO LONGER ADVERTISED **SOLD STC**

Marketed from 4 Oct 2022 to 12 May 2023 (270 days) by Yopa, Scotland & The North

Mid-Terrace Home | Three Bedrooms | Modern Fitted Kitchen | Open Plan Living Room/Kitchen/Diner | ...

+ Add to report



Sold Price History

Date sold	Price
25 May 2023	£127,500

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 Mallard Cottage, Johnstonebridge, Lockerbie, Dumfries and Galloway, South West Scotland, DG11 NO LONGER ADVERTISED Marketed from 18 Aug 2024 to 23 Aug 2024 (5 days) by Galbraith, Castle Douglas 3 Double bedrooms Family bathroom and master bedroom en-suite Pets will be considered EPC =... 📍 EPC: View (Approx.) Sqft: 1,001 sq ft Price (£) per sqft: £0.70	+ Add to report
	3 bedroom bungalow Kirkholm, Lochfoot, Dumfries, DG2 NO LONGER ADVERTISED Marketed from 19 Apr 2024 to 25 Apr 2024 (6 days) by Sevilis Rural Sales, Dumfries Gas central heating and double glazing Garden with garage storage No pets and no smokers Li... 📍 EPC: View (Approx.) Sqft: 1,012 sq ft Price (£) per sqft: £0.69	+ 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: **2 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.



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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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