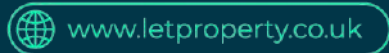


LET PROPERTY PACK

INVESTMENT INFORMATION

Love Lane, Dolgellau, LL40

212076018





Property Description

Our latest listing is in Love Lane, Dolgellau, LL40

Get instant cash flow of **£650** per calendar month with a **5.0%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Love Lane, Dolgellau,
LL40

212076018



Property Key Features

2 Bedrooms

1 Bathroom

Well-Kept Kitchen

Small Yard

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,000

25% Deposit	£38,750.00
SDLT Charge	4650
Legal Fees	£1,000.00
Total Investment	£44,400.00

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	£650
Mortgage Payments on £116,250.00 @ 5%	£484.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£65.00
Total Monthly Costs	£564.38
Monthly Net Income	£86
Annual Net Income	£1,028
Net Return	2.31%

Return Stress Test Analysis Report



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

Annual Net Income **-£273**
Adjusted To

Net Return **-0.61%**

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

Annual Net Income **-£1,298**
Adjusted To

Net Return **-2.92%**

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 £155,000.



£155,000

2 bedroom end of terrace house for sale

[+ Add to report](#)

3 Minafon Terrace, Dolgellau, LL40 1BY

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Jun 2022 to 25 Nov 2022 (154 days) by Walter Lloyd Jones & Co., Dolgellau



£115,000

2 bedroom semi-detached house for sale

[+ Add to report](#)

1 Wnion Square, Dolgellau, LL40 1BE

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Mar 2022 to 24 Aug 2022 (145 days) by Walter Lloyd Jones & Co., Dolgellau

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

3 bedroom semi-detached house

Cae Idris, Dolgellau

NO LONGER ADVERTISED

Marketed from 18 Jan 2024 to 30 Jan 2024 (11 days) by RG Jones, Bala

+ Add to report



£500 pcm

2 bedroom end of terrace house

Islwyn Terrace, Lombard Street, Dolgellau, LL40

NO LONGER ADVERTISED

Marketed from 9 Feb 2023 to 21 Feb 2023 (12 days) by Morris Marshall & Poole, Newtown

+ 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: **1 year**



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.



www.letproperty.co.uk

Love Lane, Dolgellau, LL40

212076018

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.



LETPROPERTY