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LET PROPERTY PACK

INVESTMENT INFORMATION

Love Lane, Dolgellau, LL40

212076018

www.letproperty.co.uk

LETPR®PERTY





Property Description

Our latest listing is in Love Lane, Dolgellau, LL40

Get instant cash flow of £695 per calendar month with a 6.3% 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...







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2 Bedrooms 1 Bathroom Well-Kept Kitchen Small Yard

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Property Key Features

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £695













Bedrooms





Bathroom





Exterior





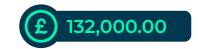
Initial Outlay





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£33,000.00
SDLT Charge	£6,740
Legal Fees	£1,000.00
Total Investment	£40,740.00

Projected Investment Return



Our industry leading letting agency Let Property Management can provide advice on achieving full market rent. The monthly rent of this property is currently set at £695 per calendar month but the potential market rent is \bigcirc



Returns Based on Rental Income	£695
Mortgage Payments on £99,000.00 @ 5%	£412.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	твс
Ground Rent	Freehold
Letting Fees	£69.50
Total Monthly Costs	£497.00
Monthly Net Income	£198.00
Annual Net Income	£2,376.00
Net Return	5.83%



Return Stress Test Analysis Report





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

Annual Net Income **£986.00** Adjusted To

Net Return 2.42%

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

Annual Net Income **£396.00** Adjusted To

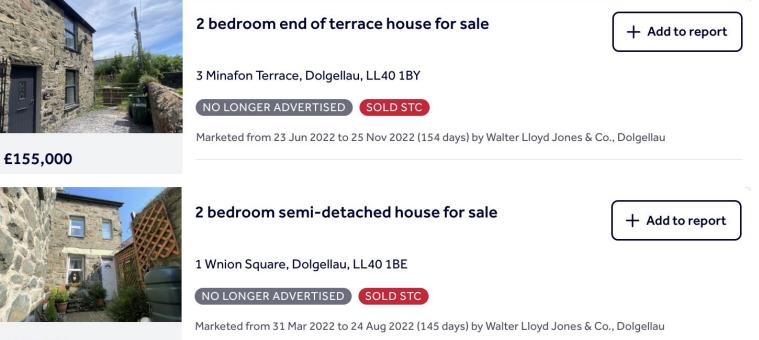
Net Return

0.97%

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.



£115,000

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	
2			

£500 pcm

2 bedroom end of terrace house

+ Add to report

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



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.



Payment history: On time for length of tenancy

Current term of tenancy: 1 year





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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.

