

LET PROPERTY PACK

INVESTMENT INFORMATION

Marine Cottages, Barmouth, LL42 1NN

215378212











Property Description

Our latest listing is in Marine Cottages, Barmouth, LL42 1NN

Get instant cash flow of £2,138 per calendar month with a 11.6% Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected 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...







Marine Cottages, Barmouth, LL42 1NN

2153'/8212



3 Bedrooms

2 Bathrooms

No. 1 is a one-bedroom flat

No. 2 is a two-bedroom flat, currently let year-round as a holiday rental via Airbnb

No. 3 is a cellar which could be converted into a studio apartment

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,138

Lounge









Kitchen









Bedrooms





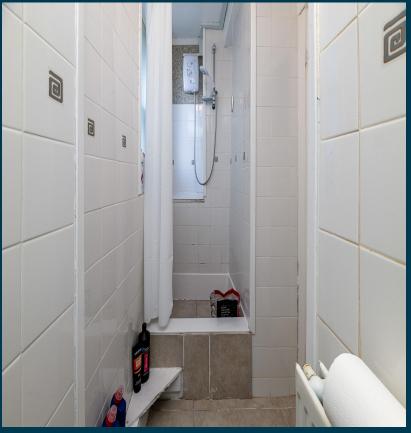




Bathroom







Exterior





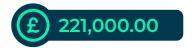
Initial Outlay





Figures based on assumed purchase price of £221,000.00 and borrowing of £165,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£55,250.00**

SDLT Charge £12,970

Legal Fees £1,000.00

Total Investment £69,220.00

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 £2,138 per calendar month.

Returns Based on Rental Income	£2,138
Mortgage Payments on £165,750.00 @ 5%	£690.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£213.75
Total Monthly Costs	£919.38
Monthly Net Income	£1,218.13
Annual Net Income	£14,617.50
Net Return	21.12%

Return Stress Test Analysis Report





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

Annual Net Income

£10,342.50

Adjusted To

Net Return

14.94%

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

Annual Net Income

£11,302.50

Adjusted To

Net Return

16.33%

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: 14 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.





Interested in this property investment?

Call us on **0141 478 0985**



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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.