

LET PROPERTY PACK

INVESTMENT INFORMATION

Rosebank Crescent,
Lockerbie, DG11

219599012

 www.letproperty.co.uk





Property Description

Our latest listing is in Rosebank Crescent, Lockerbie, DG11

Get instant cash flow of **£495** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.8%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Rosebank Crescent,
Lockerbie, DG11

219599012



Property Key Features

3 Bedroom

1 Bathroom

Generous Living and Dining Area

Fully-equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £495

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 110,000.00

25% Deposit	£27,500.00
Stamp Duty ADS @ 8%	£8,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£37,300.00

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.



The monthly rent of this property is currently set at £495 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£495	£900
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£49.50	£90.00
Total Monthly Costs	£408.25	£448.75
Monthly Net Income	£86.75	£451.25
Annual Net Income	£1,041.00	£5,415.00
Net Return	2.79%	14.52%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,615.00**
Adjusted To

Net Return **9.69%**

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

Annual Net Income **£3,765.00**
Adjusted To

Net Return **10.09%**

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 £190,000.



£190,000

3 bedroom terraced house for sale

+ Add to report

Mains Street, Lockerbie, DG11

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Jun 2024 to 14 Jan 2025 (220 days) by Purplebricks, covering Dumfries



£125,000

3 bedroom end of terrace house for sale

+ Add to report

Rosebank Crescent, Lockerbie, DG11

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Sep 2021 to 27 Oct 2021 (47 days) by YOUR MOVE, Dumfries

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

3 bedroom terraced house

Douglas Terrace, Lockerbie, Dumfries and Galloway, DG11

NO LONGER ADVERTISED

Marketed from 13 Aug 2024 to 11 Sep 2024 (28 days) by YOUR MOVE, Dumfries

+ Add to report



£850 pcm

3 bedroom terraced house

Douglas Terrace, Lockerbie, Dumfries and Galloway, DG11

NO LONGER ADVERTISED

Marketed from 14 Oct 2024 to 15 Oct 2024 (1 days) by YOUR MOVE, Dumfries

+ 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: **4 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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Rosebank Crescent, Lockerbie, DG11

PROPERTY ID: 219599012

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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