

LET PROPERTY PACK

INVESTMENT INFORMATION

Netherwood Park,
Livingston, EH54

211897264

 www.letproperty.co.uk





Property Description

Our latest listing is in Netherwood Park, Livingston, EH54.

Get instant cash flow of **£543** per calendar month with a **5.9%** 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.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Netherwood Park,
Livingston, EH54

211897264



Property Key Features

1 bedroom

1 bathroom

Off-street Parking

Secluded Garden

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £543

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 @ 6%	£6,600.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£35,100.00

Projected Investment Return



The monthly rent of this property is currently set at £543 per calendar month but the potential market rent is

£ 900



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	£543	£900
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0	
Ground Rent	Freehold	
Letting Fees	£54.30	£90.00
Total Monthly Costs	£413.05	£448.75
Monthly Net Income	£129.95	£451.25
Annual Net Income	£1,559.40	£5,415.00
Net Return	4.44%	15.43%

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 **10.30%**

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

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

Net Return **10.73%**

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 £145,000.



£145,000

2 bedroom house for sale

Netherwood Park, Livingston

NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 3 Feb 2021 to 30 Mar 2021 (55 days) by Turpie & Co, Bathgate

[+ Add to report](#)



£135,000

2 bedroom semi-detached house for sale

Netherwood Park, Livingston, EH54

NO LONGER ADVERTISED **SOLD STC**

Marketed from 7 Oct 2020 to 1 Dec 2020 (54 days) by Purplebricks, covering Scotland

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

1 bedroom flat

+ Add to report

James Young Avenue, Livingston, EH54

NO LONGER ADVERTISED

Marketed from 13 May 2024 to 23 May 2024 (10 days) by RentLocally.co.uk Ltd, Edinburgh



£900 pcm

1 bedroom cottage

+ Add to report

City Farm Cottage, West Calder, West Lothian, EH55

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jul 2024 to 2 Sep 2024 (40 days) by EwartPark Sales & Lettings, Bathgate

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: **5 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.



www.letproperty.co.uk

Netherwood Park, Livingston, EH54

PROPERTY ID: 12345678

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