

PROPERTY INVESTMENT SCHEDULE



32 Loanfoot Crescent
Uphall, Broxburn
EH52 6DN



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PROPERTY DETAILS

32 Loanfoot Crescent
Uphall, Broxburn
EH52 6DN

Offers in Excess of
£110,000

*** Investment Property***

We Sell Rented Property are delighted to bring to the market this delightful 3-bedroom upper cottage in Uphall, Broxburn

Type of Home	Flat	Bedrooms	3
Tenure	Freehold	Bathrooms	1
Tenant	In Place	Reception	1
Current Rent	£750 pcm		
Potential Rent	£800 pcm		
Yield	See Pages 7-8		



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PROPERTY IMAGES



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INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.
2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.
We then used the historic performance to show the potential future increase over the next 5 years.

Page 7 – Current annual rent returns for a cash purchase & for 75% LTV purchase.

Page 8 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.

Page 9 – Historic increase in value & potential future increase in value. Within the area.

Page 10 – The Combined potential rental income & potential increase in value: to give a Total Potential Return - over 5 years



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RETURN AT CURRENT RENT

£750 PCM

Cash Purchase Investment / Current Return = 7.3% Yield

Investment		Income	
House Purchase Price	£115,000	Annual Income	£9,000
LBTT	£6,900	Less Mortgage %	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£122,900	Net Annual Income	£9,000

BTL Mortgage Investment / Current Return = 12.79% Yield

Investment		Income	
25% of Purchase Price	£28,750	Annual Income	£9,000
LBTT	£6,900	Less Mortgage Int	£4,313
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£36,650	Net Annual Income	£4,688

* Assumed 25% deposit & BTL interest rate of 5%



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RETURN AT POTENTIAL RENT £800 PCM

Cash Purchase Investment / **Potential Return = 7.8% Yield**

Investment		Income	
House Purchase Price	£115,000	Annual Income	£9,600
LBTT	£6,900	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£122,900	Net Annual Income	£9,600

BTL Mortgage Investment / **Potential Return = 14.43% Yield**

Investment		Income	
25% of Purchase Price	£28,750	Potential Annual Income	£9,600
LBTT	£6,900	Less Mortgage Int	£4,313
Legal Fees	£1,000	Factors Fees	£0
Total Investment	£36,650	Net Annual Income	£5,288

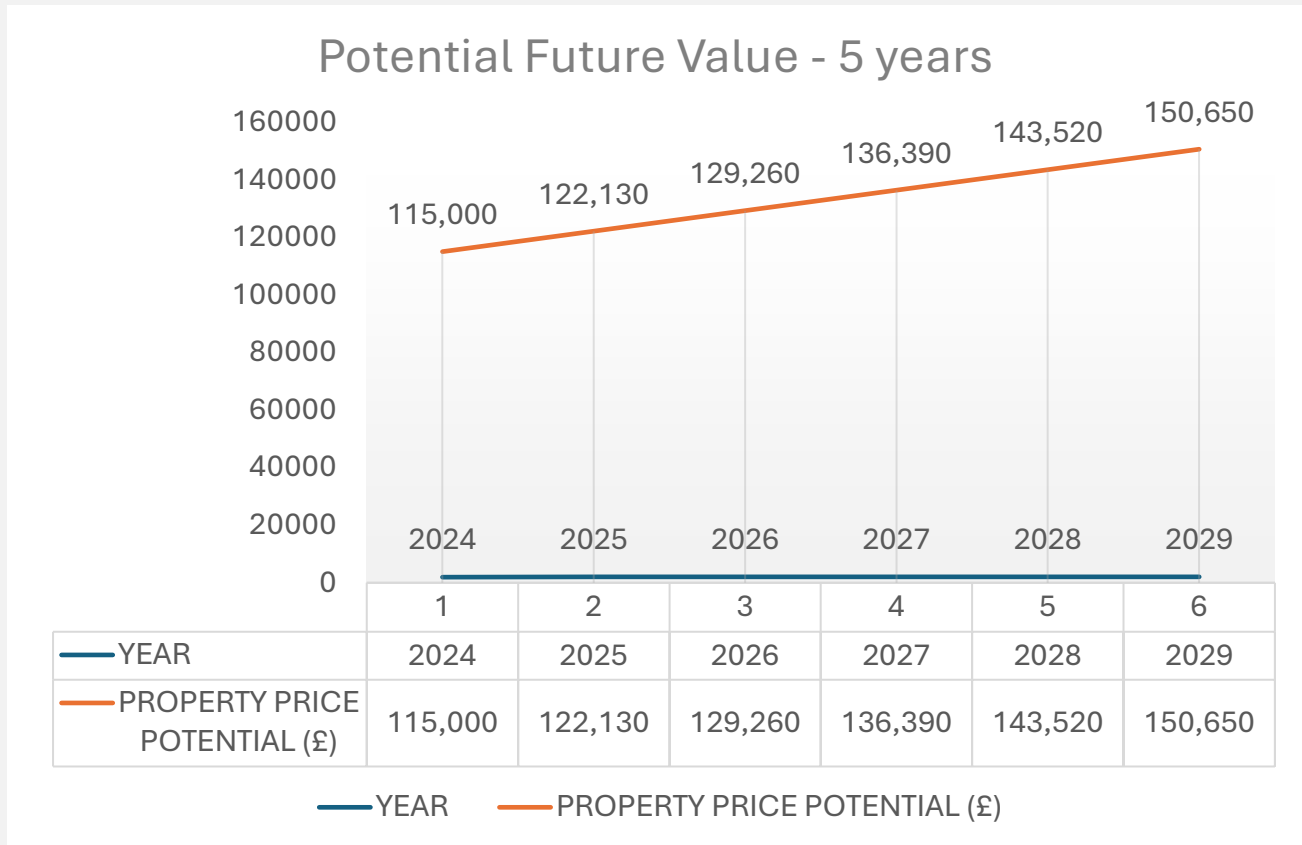
* Assumed 25% deposit & BTL interest rate of 5%



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PROJECTED FUTURE VALUE

House prices in Loanfoot Road have increased by 32% in the last 5 years



Based on last 5 years performance



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TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON CURRENT RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 66%

Cash Investment	£122,900
5 Year Income	£45,000
Potential Increase in Value	£35,650
Total Potential Return	£80,650

BTL Mortgage Investment / Potential Total Return 161%

Cash Investment	£36,650
5 Year Net Income	£23,438
Potential Increase in Value	£35,650
Total Potential Return	£59,088



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TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 68%

Cash Investment	£122,900
5 Year Income	£48,000
Potential Increase in Value	£35,650
Total Potential Return	£83,650

BTL Mortgage Investment / Potential Total Return 169%

Cash Investment	£36,650
5 Year Net Income	£26,438
Potential Increase in Value	£35,650
Total Potential Return	£62,088



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TENANT INFORMATION



Tenancy Agreement in Place



No missed / late rent payments in last 12 months



Tenant expected to stay long term



Property fully compliant (EICR / Gas Safety etc)



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LOCAL SALES ACTIVITY

Comparable sale properties



A **£145,000**
5 Loanfoot Crescent, Uphall, Broxburn EH52 6DN

Sale date: Jun 2021

Sale date:	Jun 2021	Jul 2017	May 2016
Price:	£145,000	£130,000	£98,000



B **£110,000**
27 Loanfoot Crescent, Uphall, Broxburn EH52 6DN

Sale date: Sep 2022

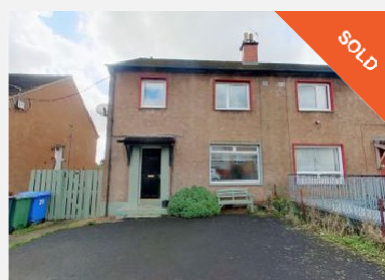
Sale date:	Sep 2022
Price:	£110,000



C **£152,000**
4 Loanfoot Crescent, Uphall, Broxburn EH52 6DN

 **3**  **Semi-detached house / Freehold** Sale date: Feb 2021

Sale date:	Feb 2021
Price:	£152,000



D **£145,000**
29 Loanfoot Crescent, Uphall, Broxburn EH52 6DN

Sale date: Nov 2022

Sale date:	Nov 2022
Price:	£145,000



LOCAL LETTINGS ACTIVITY

Comparable rental properties



E **£725 pcm (£144 pw)**
Loanfoot Road, Uphall, Broxburn EH52 **ARCHIVED** **Distance:** 0.03 miles

 2  Flat

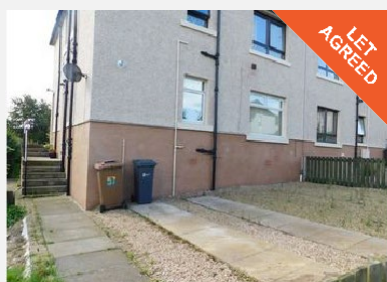
Lovely 2 bed lower villa, ideally situated close to shops, schools and leisure facilities. Ideal location for easy commute to Edinburgh.



F **£725 pcm (£138 pw)**
Wyndford Avenue, Uphall, Broxburn EH52 **ARCHIVED** **Distance:** 0.06 miles

 2  Flat

Lovely 2 bed lower villa, ideally situated close to shops, schools and leisure facilities. Ideal location for easy commute to Edinburgh.



G **£700 pcm (£138 pw)**
Wyndford Avenue, Uphall, Broxburn EH52 **ARCHIVED** **Distance:** 0.06 miles

 2  Flat

Lovely 2 bed lower villa, ideally situated close to shops, schools and leisure facilities. Ideal location for easy commute to Edinburgh.



H **£600 pcm (£138 pw)**
Wyndford Avenue, Uphall, Broxburn EH52 **ARCHIVED** **Distance:** 0.07 miles

 2  Flat

Lovely 2 bed lower villa, ideally situated close to shops, schools and leisure facilities. Ideal location for easy commute to Edinburgh.



I **£600 pcm (£138 pw)**
Wyndford Avenue, Uphall, Broxburn EH52 **ARCHIVED** **Distance:** 0.07 miles


 2  Flat

Lovely 2 bed upper villa, situated close to shops, schools and leisure facilities. Ideal location for easy commute to Edinburgh. Driveway and Garden included with the property.



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