

# PROPERTY INVESTMENT SCHEDULE



30 Mason St.  
Larkhall  
ML9 2RF

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# PROPERTY DETAILS

30 Mason St.  
Larkhall  
ML9 2RF

Offers in Excess of  
**£83,000**

## \*\*\* Investment Property\*\*\*

We Sell Rented Property are delighted to bring to the market this delightful 2 Bedroom property in Larkhall, South Lanarkshire.

<b>Type of Home</b>	Flat	<b>Bedrooms</b>	2
<b>Tenure</b>	Freehold	<b>Bathrooms</b>	1
<b>Tenant</b>	In Place	<b>Reception</b>	1
<b>Current Rent</b>	£500pcm		
<b>Potential Rent</b>	£575pcm		
<b>Yield</b>	See Pages 7-8		



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# PROPERTY IMAGES



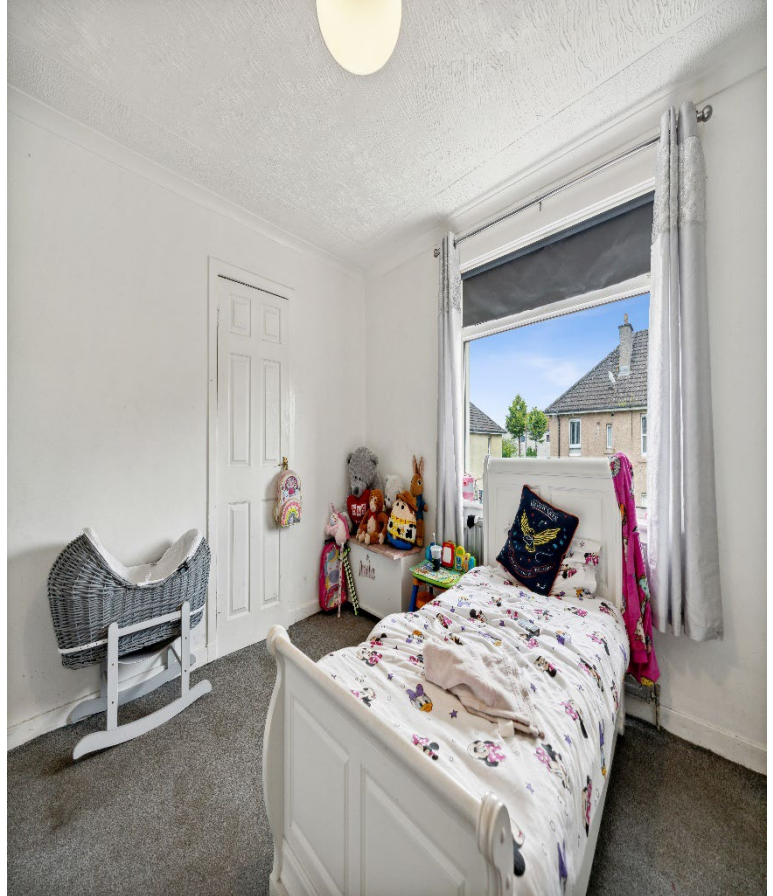
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# PROPERTY IMAGES

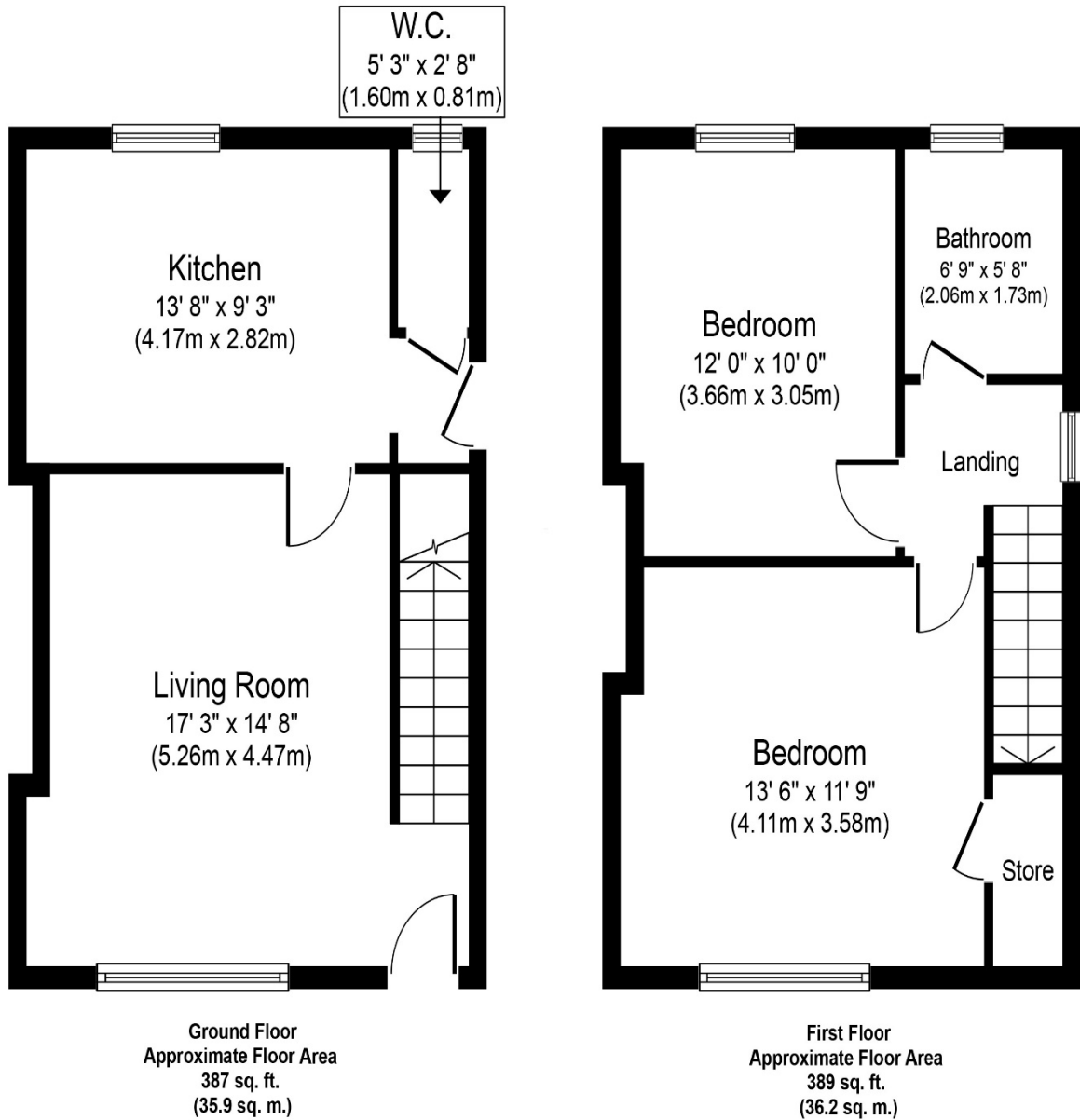


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# PROPERTY IMAGES



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

# 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

## £500 PCM

Cash Purchase Investment / Current Return = 7.1% Yield

Investment		Income	
<b>House Purchase Price</b>	<b>£85,000</b>	<b>Annual Income</b>	<b>£6,000</b>
LBTT	£5,100	Less Mortgage %	£0
Legal Fees	£1,000	Factors Fees	£0
<b>Total Investment</b>	<b>£91,100</b>	<b>Net Annual Income</b>	<b>£6,000</b>

BTL Mortgage Investment / Current Return = 10.28% Yield

Investment		Income	
<b>25% of Purchase Price</b>	<b>£21,250</b>	<b>Annual Income</b>	<b>£6,000</b>
LBTT	£5,100	Less Mortgage Int	£3,188
Legal Fees	£1,000	Factors Fees	£0
<b>Total Investment</b>	<b>£27,350</b>	<b>Net Annual Income</b>	<b>£2,813</b>

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



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# RETURN AT POTENTIAL RENT

## £575 PCM

Cash Purchase Investment / Potential Return = 7.6% Yield

Investment		Income	
<b>House Purchase Price</b>	<b>£85,000</b>	<b>Annual Income</b>	<b>£6,900</b>
LBTT	£5,100	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£0
<b>Total Investment</b>	<b>£91,100</b>	<b>Net Annual Income</b>	<b>£6,900</b>

BTL Mortgage Investment / Potential Return = 13.57% Yield

Investment		Income	
<b>25% of Purchase Price</b>	<b>£21,250</b>	<b>Potential Annual Income</b>	<b>£6,900</b>
LBTT	£5,100	Less Mortgage Int	£3,188
Legal Fees	£1,000	Factors Fees	£0
<b>Total Investment</b>	<b>£27,350</b>	<b>Net Annual Income</b>	<b>£3,713</b>

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

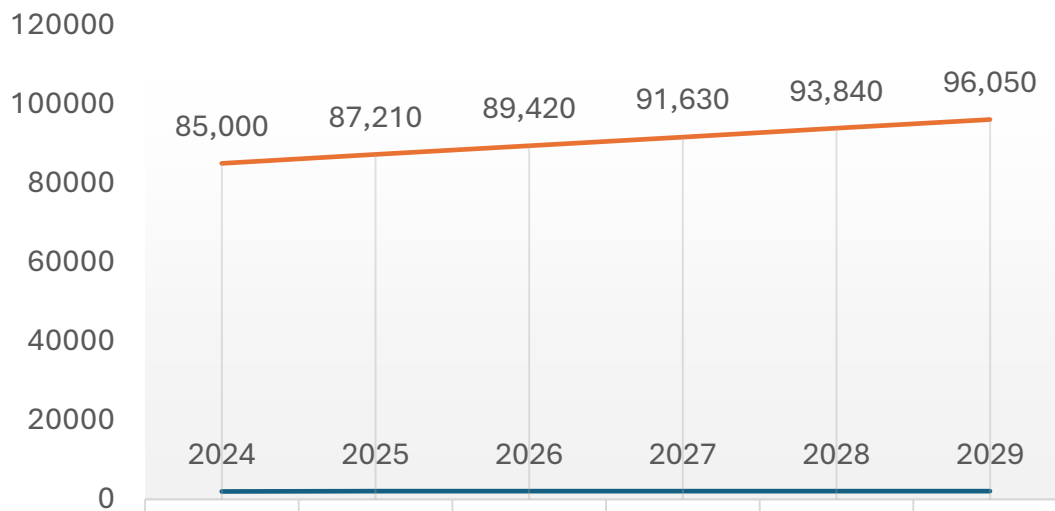


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# PROJECTED FUTURE VALUE

House prices in the ML9 area have increased by 13% in the last 5 years

### Potential Future Value - 5 years



	1	2	3	4	5	6
YEAR	2024	2025	2026	2027	2028	2029
PROPERTY PRICE POTENTIAL (£)	85,000	87,210	89,420	91,630	93,840	96,050

— YEAR — PROPERTY PRICE POTENTIAL (£)

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 45%

<b>Cash Investment</b>	<b>£91,100</b>
5 Year Income	£30,000
Potential Increase in Value	£11,050
<b>Total Potential Return</b>	<b>£41,050</b>

BTL Mortgage Investment / Potential Total Return 92%

<b>Cash Investment</b>	<b>£27,350</b>
5 Year Net Income	£14,063
Potential Increase in Value	£11,050
<b>Total Potential Return</b>	<b>£25,113</b>



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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 50%

<b>Cash Investment</b>	<b>£91,100</b>
5 Year Income	£34,500
Potential Increase in Value	£11,050
<b>Total Potential Return</b>	<b>£45,550</b>

BTL Mortgage Investment / Potential Total Return 108%

<b>Cash Investment</b>	<b>£27,350</b>
5 Year Net Income	£18,563
Potential Increase in Value	£11,050
<b>Total Potential Return</b>	<b>£29,613</b>



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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** **£95,000**  
Balfour Wynd / Wilson Street, Larkhall ML9 **ARCHIVED** **Distance:** 0.08 miles

**2** **Semi-detached house / Freehold**

This 2 bedroom semi-detached property with large conservatory (ex-local authority) is well maintained throughout with local amenities and public transport in the close vicinity. Well-proportioned ...



**B** **£85,000**  
17 Mason Street, Larkhall ML9 2RJ **Distance:** 0.12 miles

**2** **Semi-detached house / Freehold** **Sale date:** Aug 2020

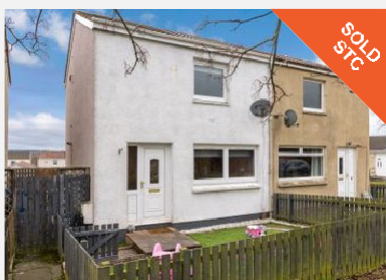
<b>Sale date:</b>	Aug 2020	Mar 2013
<b>Price:</b>	£85,000	£63,500



**C** **£91,000**  
25 Wilson Street, Larkhall ML9 2QF **Distance:** 0.13 miles

**2** **Semi-detached house / Freehold** **Sale date:** Jan 2023

<b>Sale date:</b>	Jan 2023	Apr 2014
<b>Price:</b>	£91,000	£44,000



**D** **£85,000**  
Balmoral Path, Larkhall ML9 **ARCHIVED** **Distance:** 0.15 miles

**2** **Semi-detached house**

\*\*\* Closing Date Wednesday 8th March 2023 at 12 noon \*\*\* A beautifully presented and generously proportioned semi-detached villa which is set in a peaceful cul-de-sac position within a convenient ...

<b>Sale date:</b>	Apr 2023	Nov 2018	Apr 2015	Mar 2002
<b>Price:</b>	£95,500	£72,000	£65,000	£12,200



**H** **£89,995**  
Woodburn Terrace, Larkhall ML9 **ARCHIVED** **Distance:** 0.18 miles

**2** **Semi-detached house / Freehold**

Hello, are you looking for a well presented 2 bedroom semi detached family home in Larkhall? Would you be looking for your next home to be ready to move into with no onward chain & in a great ...


<b>Sale date:</b>	Feb 2010	Sep 2002
<b>Price:</b>	£63,000	£14,335




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# Contact Information

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## Head Office

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