

# PROPERTY INVESTMENT SCHEDULE



29C North Bridge St.  
Airdrie  
ML6 6NL

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# PROPERTY DETAILS

29C North Bridge St.  
Airdrie  
ML6 6NL

Offers in Excess of  
**£90,000**

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

We Sell Rented Property are delighted to bring to the market this delightful 2 Bedroom property in Airdrie town centre.

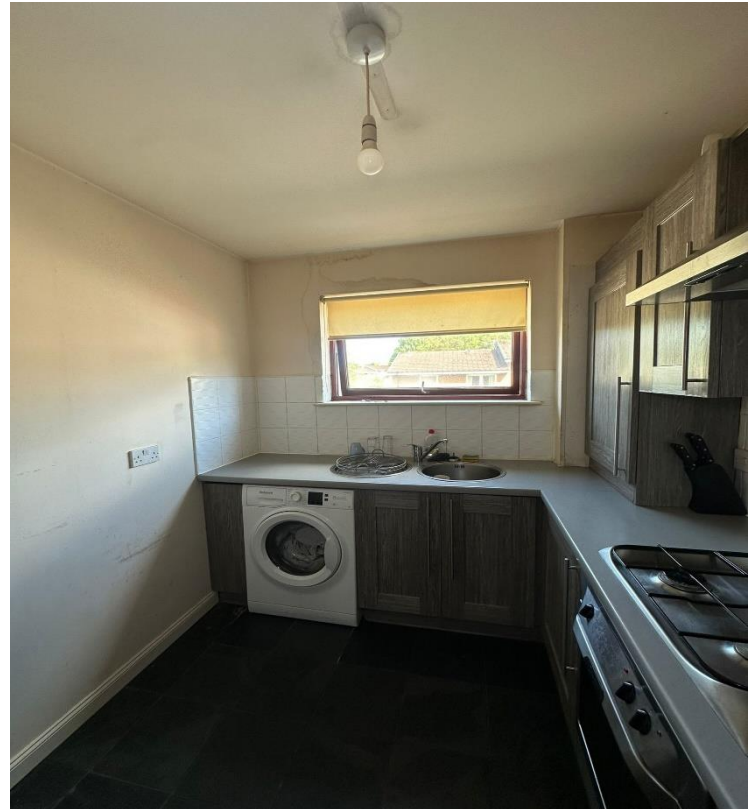
<b>Type of Home</b>	Flat	<b>Bedrooms</b>	2
<b>Tenure</b>	Freehold	<b>Bathrooms</b>	1
<b>Tenant</b>	In Place	<b>Reception</b>	1
<b>Current Rent</b>	£595pcm		
<b>Potential Rent</b>	£700pcm		
<b>Yield</b>	See Pages 7-8		



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# PROPERTY IMAGES



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# PROPERTY IMAGES



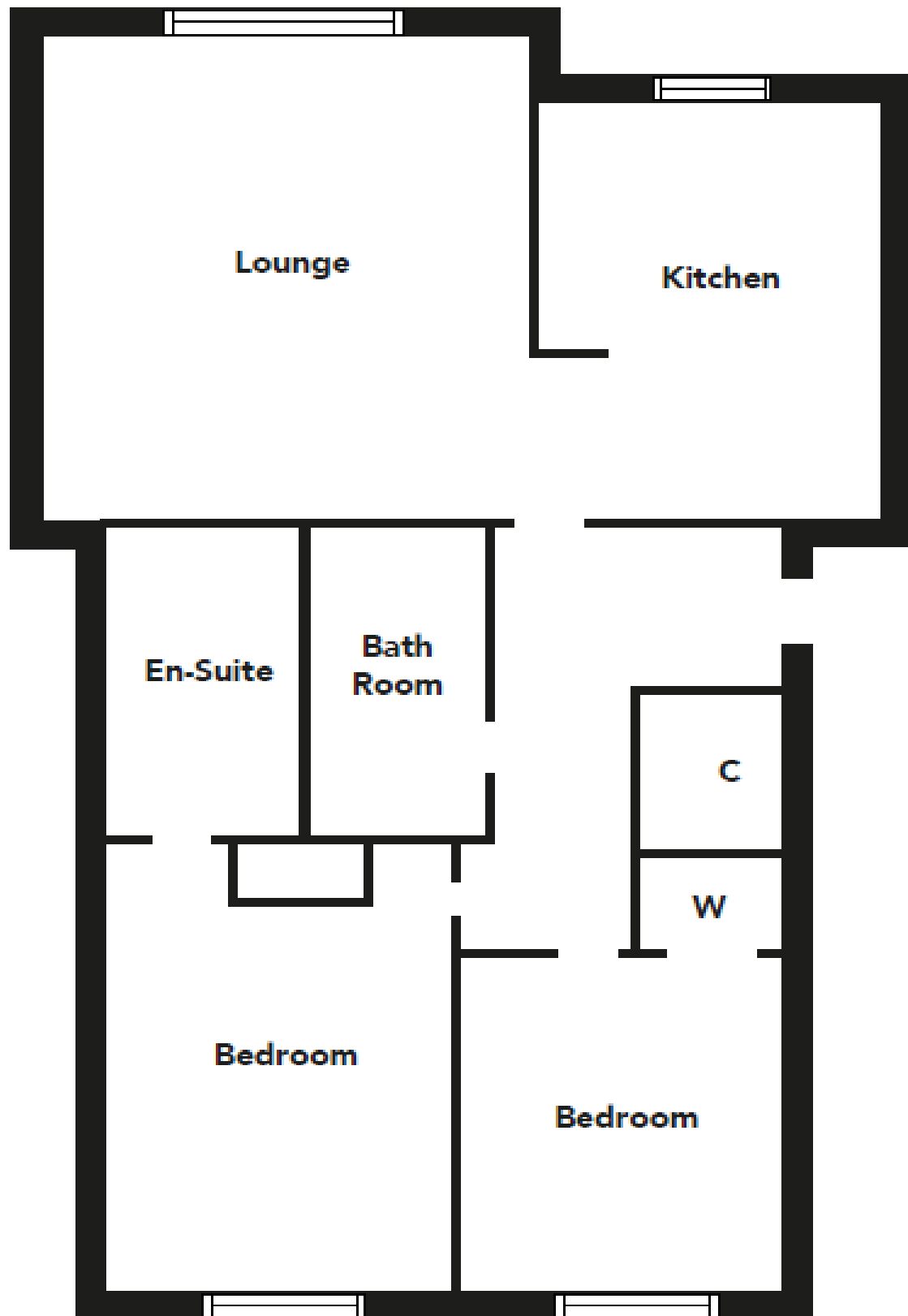
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# PROPERTY IMAGES



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# FLOOR PLAN



# 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

## £660 PCM

Cash Purchase Investment / Current Return = 6.2% **Yield**

Investment		Income	
House Purchase Price	£100,000	Annual Income	£7,920
LBTT	£8,000	Less Mortgage %	£0
Legal Fees	£1,000	Factors Fees	£1,200
Total Investment	£109,000	Net Annual Income	£6,720

BTL Mortgage Investment / Current Return = 8.74% **Yield**

Investment		Income	
25% of Purchase Price	£25,000	Annual Income	£7,920
LBTT	£8,000	Less Mortgage Int	£3,750
Legal Fees	£1,000	Factors Fees	£1,200
Total Investment	£34,000	Net Annual Income	£2,970

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



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# RETURN AT POTENTIAL RENT £725 PCM

Cash Purchase Investment / **Potential Return = 6.9% Yield**

Investment		Income	
House Purchase Price	£100,000	Annual Income	£8,700
LBTT	£8,000	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£1,200
Total Investment	£107,000	Net Annual Income	£7,500

BTL Mortgage Investment / **Potential Return = 11.03% Yield**

Investment		Income	
25% of Purchase Price	£25,000	Potential Annual Income	£8,700
LBTT	£8,000	Less Mortgage Int	£3,750
Legal Fees	£1,000	Factors Fees	£1,200
Total Investment	£34,000	Net Annual Income	£3,750

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

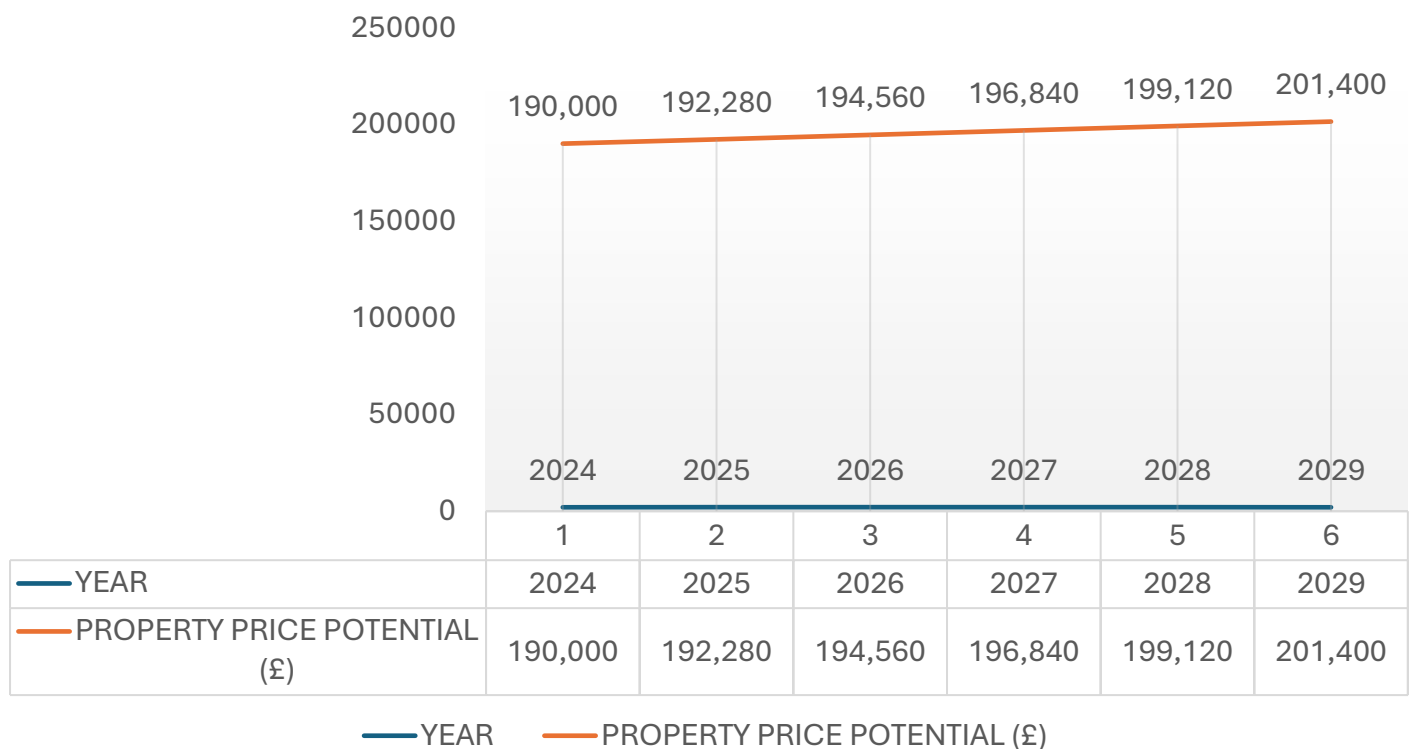


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# PROJECTED FUTURE VALUE

House prices in the Airdrie area have increased by 9% in the last 5 years

Potential Future Value - 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 39%

Cash Investment	£109,000
5 Year Income	£33,600
Potential Increase in Value	£9,000
Total Potential Return	<b>£42,600</b>

BTL Mortgage Investment / Potential Total Return 70%

Cash Investment	£34,00
5 Year Net Income	£14,850
Potential Increase in Value	£9,000
Total Potential Return	<b>£23,850</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 43%

<b>Cash Investment</b>	<b>£109,000</b>
5 Year Income	£37,500
Potential Increase in Value	£9,000
<b>Total Potential Return</b>	<b>£46,500</b>

BTL Mortgage Investment / Potential Total Return 82%

<b>Cash Investment</b>	<b>£34,000</b>
5 Year Net Income	£18,750
Potential Increase in Value	£9,000
<b>Total Potential Return</b>	<b>£27,750</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

£110,000

North Bridge Street, Airdrie ML6

ARCHIVED

2 Flat / Freehold

2 Bedroom Top Floor Executive Apartment - Excellent Walk in Condition Throughout - Ample Parking - Brand New Master En-suite - Home Report Available - Must Be Viewed

Sale date:	May 2023	Feb 2023	Jun 2009	Sep 2007
Price:	£117,000	£74,600	£76,000	£115,000



B

£102,500

North Bridge Street, Airdrie ML6

ARCHIVED

2 Flat / Freehold

2 Bedroom Top Floor Executive Apartment Excellent Walk in Condition Throughout Ample Parking Master En-suite Home Report Available Must Be Viewed



C

£105,000

North Bridge Street, Airdrie, Airdrie ML6

ARCHIVED

2 Flat / Freehold

A beautifully presented two-bedroom apartment situated on the preferred first floor close to Airdrie Town Centre. The apartment is decorated in neutral tones and complimented with a mixture of ...

Sale date:	Nov 2023	May 2016	Oct 2005	May 2004
Price:	£111,000	£78,000	£84,995	£72,000



D

£100,000

23g North Bridge Street, Airdrie ML6 6NL

Sale date: Mar 2024

Sale date:	Mar 2024	Mar 2016
Price:	£100,000	£74,000



E

£106,500

17f North Bridge Street, Airdrie ML6 6NL

Sale date: Dec 2023

Sale date:	Dec 2023	Jan 2023	Feb 2019	Aug 2006
Price:	£106,500	£96,000	£75,000	£90,000
	Apr 2004			
	£77,500			



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# LOCAL LETTINGS ACTIVITY

## Comparable rental properties



**F** **£550 pcm (£127 pw)**  
North Bridge Street, Airdrie ML6 **ARCHIVED**

2 Flat

Mavor & Company delighted to present this lovely 2 bed unfurnished top floor flat in Airdrie. The property is bright and spacious with built in wardrobes and an en-suite.



**G** **£550 pcm (£127 pw)**  
North Bridge Street, Airdrie ML6 **ARCHIVED**

2 Flat

Mavor & Company delighted to present this lovely 2 bed unfurnished top floor flat in Airdrie. The property is bright and spacious with built in wardrobes and an en-suite.



**H** **£850 pcm (£196 pw)**  
North Bridge Street, Airdrie ML6 **ARCHIVED**

2 Flat

G4 Properties are excited to offer to the rental market this ground floor, two bedroom unfurnished modern apartment which offers a well-proportioned layout and is finished to a high standard ...



**I** **£795 pcm (£183 pw)**  
North Bridge Street, Airdrie ML6 **ARCHIVED**

2 Flat

G4 Properties are excited to offer to the rental market this two bedroom unfurnished modern apartment which offers a well-proportioned layout and is finished to a high standard throughout.



**J** **£850 pcm (£196 pw)**  
North Bridge Street, Airdrie ML6 **ARCHIVED**


2 Flat

G4 Properties are excited to offer to the rental market this ground floor, two bedroom unfurnished modern apartment which offers a well-proportioned layout and is finished to a high standard ...



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# Contact Information

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