

PROPERTY INVESTMENT SCHEDULE



29E North Bridge St.
Airdrie
ML6 6NL



wesellrentedproperty.com

PROPERTY DETAILS

29E 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.

Type of Home	Flat	Bedrooms	2
Tenure	Freehold	Bathrooms	1
Tenant	In Place	Reception	1
Current Rent	£650pcm		
Potential Rent	£700pcm		
Yield	See Pages 7-8		



wesellrentedproperty.com

PROPERTY IMAGES



wesellrentedproperty.com

PROPERTY IMAGES

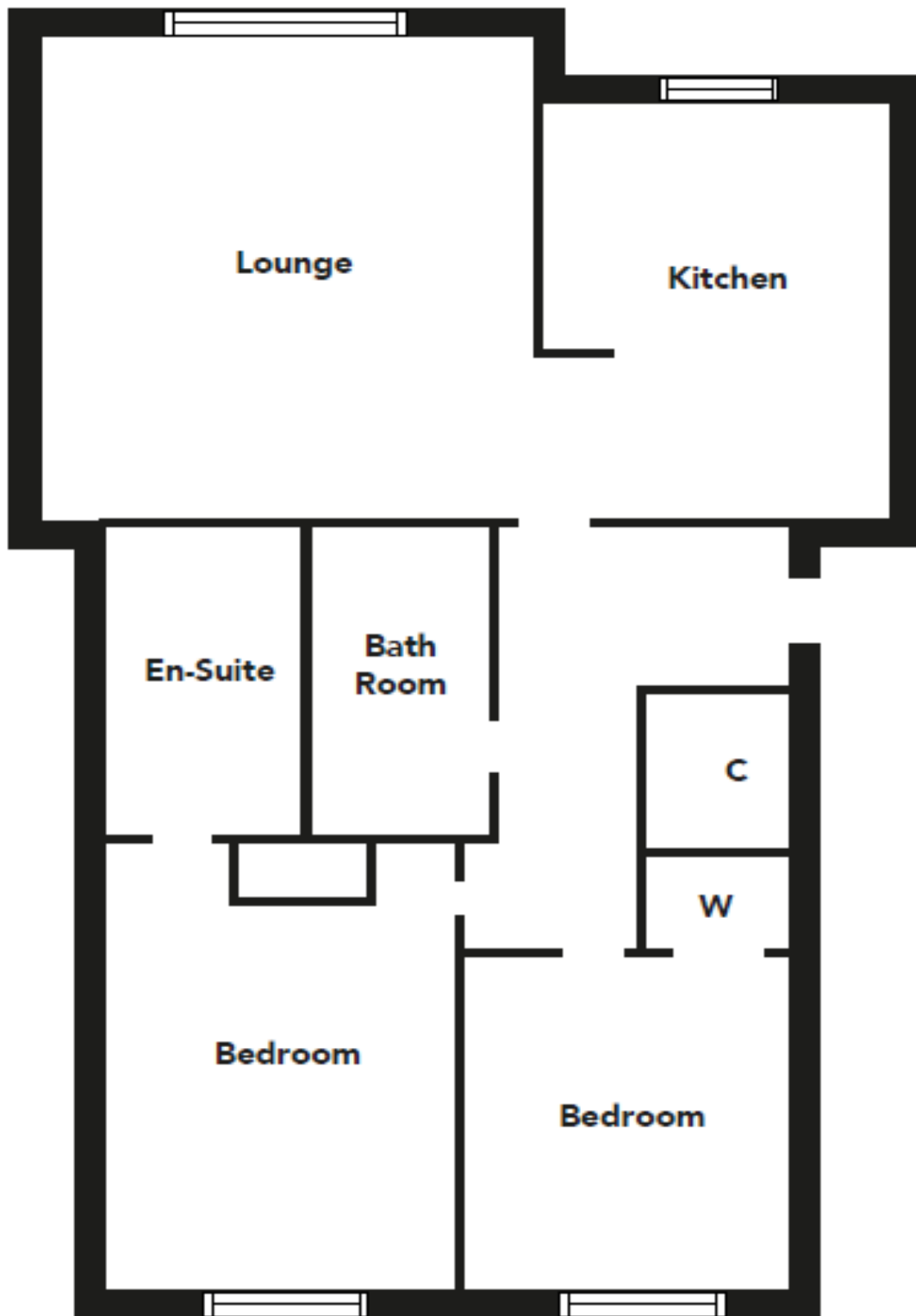


wesellrentedproperty.com

PROPERTY IMAGES



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



wesellrentedproperty.com

RETURN AT CURRENT RENT

£650 PCM

Cash Purchase Investment / Current Return = 6.2% Yield

Investment		Income	
House Purchase Price	£100,000	Annual Income	£7,800
LBTT	£6,000	Less Mortgage %	£0
Legal Fees	£1,000	Factors Fees	£1,200
Total Investment	£107,000	Net Annual Income	£6,600

BTL Mortgage Investment / Current Return = 8.91% Yield

Investment		Income	
25% of Purchase Price	£25,000	Annual Income	£7,800
LBTT	£6,000	Less Mortgage Int	£3,750
Legal Fees	£1,000	Factors Fees	£1,200
Total Investment	£32,000	Net Annual Income	£2,850

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



wesellrentedproperty.com

RETURN AT POTENTIAL RENT

£700 PCM

Cash Purchase Investment / Potential Return = 6.7% Yield

Investment		Income	
House Purchase Price	£100,000	Annual Income	£8,400
LBTT	£6,000	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£1,200
Total Investment	£107,000	Net Annual Income	£7,200

BTL Mortgage Investment / Potential Return = 10.78% Yield

Investment		Income	
25% of Purchase Price	£25,000	Potential Annual Income	£8,400
LBTT	£6,000	Less Mortgage Int	£3,750
Legal Fees	£1,000	Factors Fees	£1,200
Total Investment	£32,000	Net Annual Income	£3,450

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

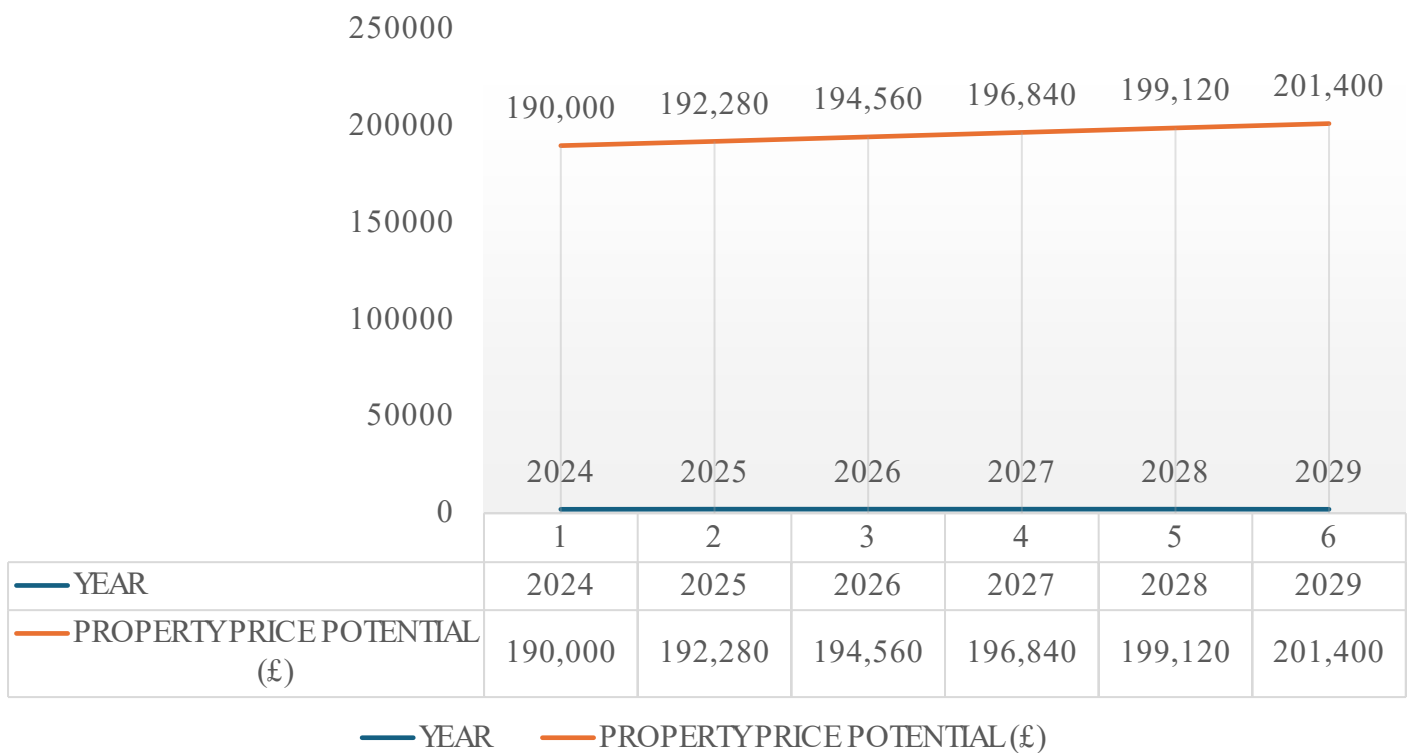


wesellrentedproperty.com

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



wesellrentedproperty.com

TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON CURRENT RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 39%

Cash Investment	£107,000
5 Year Income	£33,000
Potential Increase in Value	£9,000
Total Potential Return	£42,000

BTL Mortgage Investment / Potential Total Return 73%

Cash Investment	£32,000
5 Year Net Income	£14,250
Potential Increase in Value	£9,000
Total Potential Return	£23,250



wesellrentedproperty.com

TOTAL POTENTIAL RETURN OVER 5 YEARS

BASED ON POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 42%

Cash Investment	£107,000
5 Year Income	£36,000
Potential Increase in Value	£9,000
Total Potential Return	£45,000

BTL Mortgage Investment / Potential Total Return 82%

Cash Investment	£32,000
5 Year Net Income	£17,250
Potential Increase in Value	£9,000
Total Potential Return	£26,250



TENANT INFORMATION



Tenancy Agreement in Place



No missed / late rent payments in last 12 months



Tenant expected to stay long term



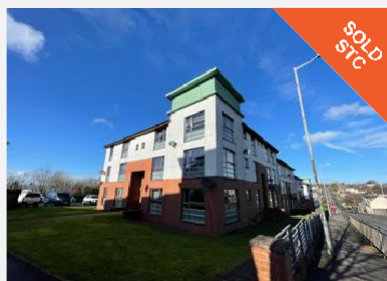
Property fully compliant (EICR / Gas Safety etc)



wesellrentedproperty.com

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			



wesellrentedproperty.com

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 ...



wesellrentedproperty.com

Contact Information

 0141319 7553

 info@wesellrentedproperty.com

 www.wesellrentedproperty.com

Head Office

New Alderston House
3 Dove Wynd, Bellshill, ML4 3FB

DISCLAIMER

All reasonable efforts have been made by We Sell Rented Property Ltd. to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Certain assumptions have been made.

We Sell Rented Property Ltd. accepts zero liability for any, and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Investment Schedule has been aggregated from a number of data points by We Sell Rented Property Ltd. The data and information contained is up-to-date as of the date of publication.

Data and information displayed within the Investment Schedule does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact us on 0141319 7553 or visit <https://www.wesellrentedproperty.com>. To opt out of future communication, contact us at info@wesellrentedproperty.com.



wesellrentedproperty.com