

LET PROPERTY PACK

INVESTMENT INFORMATION

Forsyth Avenue, Sanquhar,
DG4

170925315

 www.letproperty.co.uk





Property Description

Our latest listing is in Forsyth Avenue, Sanquhar, DG4

Get instant cash flow of **£450** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£920** which would provide the investor a Gross Yield of **14.7%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Forsyth Avenue,
Sanquhar, DG4

170925315



Property Key Features

3 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £450

Market Rent: £920

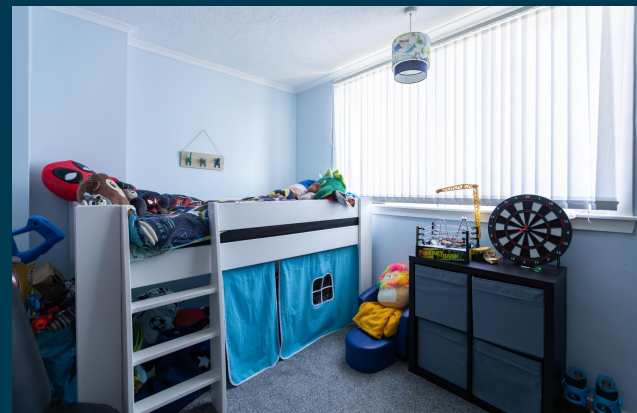
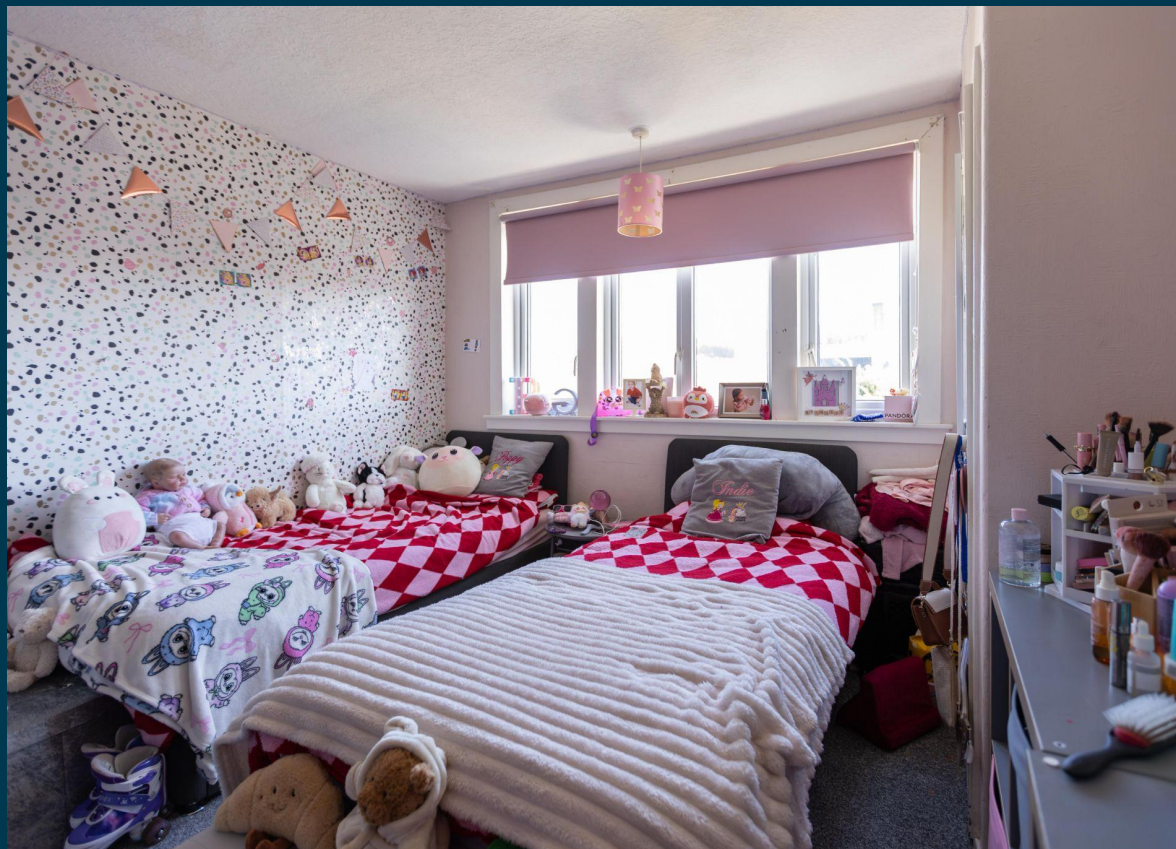
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 75,000.00

25% Deposit	£18,750.00
ADS @ 8%	£6,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£25,750.00

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 920

Returns Based on Rental Income	£450	£920
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£45.00	£92.00
Total Monthly Costs	£294.38	£341.38
Monthly Net Income	£155.63	£578.63
Annual Net Income	£1,867.50	£6,943.50
Net Return	7.25%	26.97%

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.



Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£5,103.50**
Adjusted To

Net Return **19.82%**

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

Annual Net Income **£5,818.50**
Adjusted To

Net Return **22.60%**

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 £59,000.



£59,000

3 bedroom end of terrace house for sale

+ Add to report

Forsyth Avenue, Sanquhar, Dumfriesshire, DG4

NO LONGER ADVERTISED

Marketed from 6 Sep 2023 to 23 Oct 2024 (412 days) by Let Property Sales & Management, Glasgow



£57,000

3 bedroom semi-detached house for sale

+ Add to report

21 Forsyth Avenue, Sanquhar, Dumfriesshire, DG4 6AU

NO LONGER ADVERTISED

Marketed from 9 Jan 2024 to 19 Jan 2024 (10 days) by Town & Country Property Auctions, Chester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

3 bedroom detached house

+ Add to report

Stepends Farmhouse, Penpont, Thornhill, Dumfries and Galloway, DG3

NO LONGER ADVERTISED

Marketed from 31 Oct 2024 to 8 Nov 2024 (8 days) by Galbraith, Castle Douglas



£995 pcm

3 bedroom property

+ Add to report

Estella Cottage, 2 Elvanfoot Road, Leadhills, Biggar, ML12

NO LONGER ADVERTISED

Marketed from 13 Mar 2024 to 15 Mar 2024 (1 days) by Davidson & Robertson, Edinburgh

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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

 Payment history: **On time for length of tenancy**

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

Forsyth Avenue, Sanquhar, DG4

PROPERTY ID: 170925315

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.



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