

LET PROPERTY PACK

INVESTMENT INFORMATION

Main Street, Alexandria,
G83

196074042

 www.letproperty.co.uk





Property Description

Our latest listing is in Main Street, Alexandria, G83

Get instant cash flow of **£500** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£671** which would provide the investor a Gross Yield of **10.7%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Main Street, Alexandria,
G83

196074042



Property Key Features

2 bedrooms

1 bathroom

Modern Design

Spacious Rooms

Factor Fees: £0.00

Current Rent: £500

Market Rent: £671

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
Stamp Duty ADS @ 6%	£4,500.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£24,250.00

Projected Investment Return



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.



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 671

Returns Based on Rental Income	£500	£671
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£50.00	£67.10
Total Monthly Costs	£299.38	£316.48
Monthly Net Income	£200.63	£354.53
Annual Net Income	£2,407.50	£4,254.30
Net Return	9.93%	17.54%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,912.30**
Adjusted To

Net Return **12.01%**

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

Annual Net Income **£3,129.30**
Adjusted To

Net Return **12.90%**

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 £82,000.



£82,000

3 bedroom flat for sale

Main Street, Alexandria

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

A POPULAR LOCATION CLOSE TO AMENITIES | GENEROUSLY PROPORTIONED ACCOMMODATION THROUGHOUT | THREE ...

Marketed from 9 Mar 2019 to 28 May 2020 (446 days) by The Murray Agency, Alexandria



£73,000

3 bedroom flat for sale

Main Street, Alexandria, West Dunbartonshire, G83

+ Add to report

NO LONGER ADVERTISED

TRADITIONAL UPPER FLAT | LARGE LOUNGE | DINING AREA & FITTED KITCHEN | THREE DOUBLE BEDROOMS | ...

Marketed from 5 Aug 2020 to 5 Oct 2020 (61 days) by S B Property, Dumbarton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom flat

Main Street, Alexandria

+ Add to report

CURRENTLY ADVERTISED

LR - PENDING | LARN - 1903036 | EPC - D | CT - C | Convenient Location | Fully Furnished | White ...

Marketed from 4 May 2024 by Lomond Letting Ltd, Helensburgh



£650 pcm

2 bedroom flat

Wylie Avenue, Alexandria, West Dunbartonshire, G83

+ Add to report

NO LONGER ADVERTISED






LOWER COTTAGE FLAT | TWO DOUBLE BEDROOMS | GENEROUS LOUNGE | MODERN FITTED KITCHEN | MODERN BATHR...

SOLD PRICE HISTORY

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: **3 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

Main Street, Alexandria, G83

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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.



LETPROPERTY