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LET PROPERTY PACK

INVESTMENT INFORMATION

Oakwell Park Castle Douglas, DG7

203209909

(www.letproperty.co.uk





Property Description

Our latest listing is in Oakwell Park Castle Douglas, DG7.

Get instant cash flow of £525 per calendar month with a 6.6% Gross Yield for investors.

This property has a potential to rent for £750 which would provide the investor a Gross Yield of 9.5% 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...

LETPR®PERTY





Oakwell Park Castle Douglas, DG7

203209909

3 bedrooms 1 bathroom Driveway Space Three piece bathroom

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Property Key Features

Factor Fees: TBC Ground Rent: TBC Lease Length: TBC Current Rent: £525 Market Rent: £750

















Bedrooms





Bathroom





Exterior









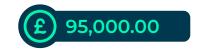
Initial Outlay





Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit	£23,750.00
Stamp Duty ADS @ 6%	£5,700.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£30,450.00

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 £525 per calendar month but the potential market rent is \bigcirc

Returns Based on Rental Income	£525	£750
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	твс	
Ground Rent	ТВС	
Letting Fees	£52.50	£75.00
Total Monthly Costs	<mark>£364.38</mark>	£386.88
Monthly Net Income	£160.63	£363.13
Annual Net Income	£1,927.50	£4,357.50
Net Return	<mark>6.33%</mark>	<mark>14.31%</mark>



750

Return Stress Test Analysis Report





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

Annual Net Income **£2,857.50** Adjusted To

Net Return 9.38%

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

Annual Net Income **£2,932.50** Adjusted To

Net Return 9

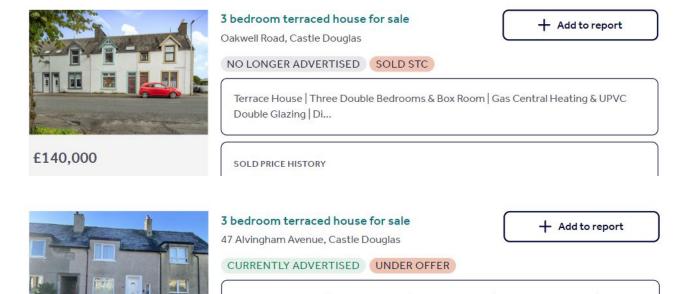
9.63%

Sale Comparables Report

£135.000



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 £140,000.



Ground Floor Toilet | Double Glazing | Fireplace / Stove | Gas Central Heating | Enclosed / Walle...

Marketed from 30 Jan 2024 by Williamson & Henry, Kirkcudbright

Rent Comparables Report



+ Add to report

This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.





1 bedroom house share

King Street, Castle Douglas, DG7

NO LONGER ADVERTISED

Marketed from 18 Sep 2024 to 23 Sep 2024 (5 days) by OpenRent, London

£765 pcm

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

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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

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.



Oakwell Park Castle Douglas, DG7

PROPERTY ID: 12345678